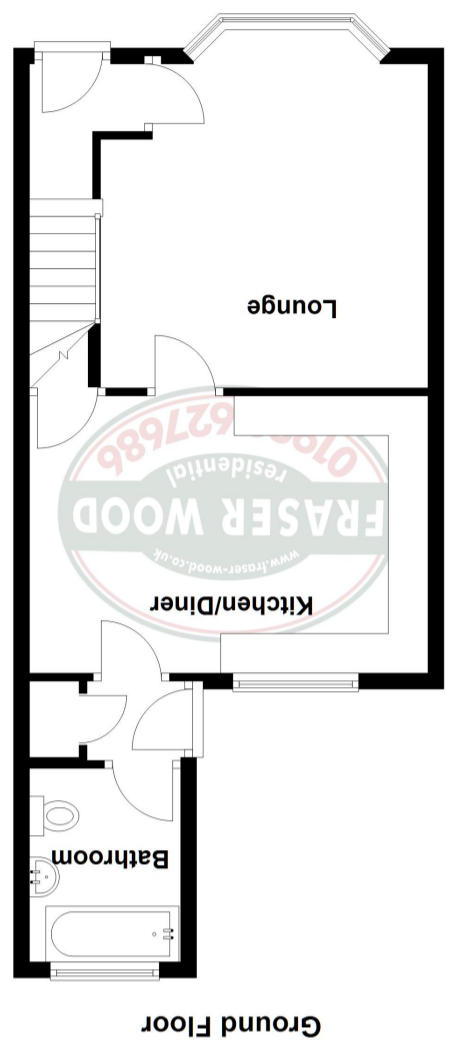
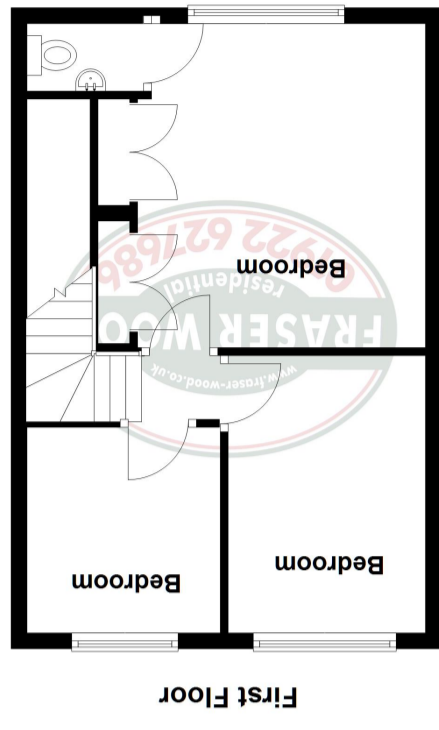




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 83 | 68 |
| A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs | |
| England, Scotland & Wales EU Directive 2002/91/EC | |



272 West Bromwich Road, Walsall, WS5 4NN

OFFERS REGION £249,995



272 WEST BROMWICH ROAD, WALSALL

This traditional style semi-detached house is conveniently situated in this popular residential area of the Borough, being well served by local amenities including public transport services to West Bromwich and Walsall town centres, schools for children of all ages, local shopping facilities and Junction 9 of the M6 Motorway is within only a short driving distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

The accommodation, which has the benefit of lift access to the front elevation and an internal stairlift, briefly comprises the following:- (all measurements approximate)



PORCH ENTRANCE

having UPVC entrance door and tiled floor.

RECEPTION HALL

having UPVC entrance door, ceiling light point and stairs off to first floor.

LOUNGE

4.03m x 3.95m (13' 3" x 13' 0") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, two wall light points and feature fireplace surround with fitted gas fire.



BREAKFAST KITCHEN

5.11m x 2.29m (16' 9" x 7' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, under stairs store cupboard, two ceiling light points, central heating radiator, UPVC double glazed window and door to lobby.



LOBBY

having UPVC door to rear garden, ceiling light point and airing cupboard housing the central heating boiler.

GROUND FLOOR BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.



BEDROOM NO 1

3.40m x 2.72m (11' 2" x 8' 11") having UPVC double glazed window to front, ceiling light point, central heating radiators and built-in wardrobes.

EN SUITE W.C.

having low flush w.c., wash hand basin and ceiling light point.

BEDROOM NO 2

3.23m x 2.26m (10' 7" x 7' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.57m x 2.25m (8' 5" x 7' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator

OUTSIDE



FRONT DRIVEWAY

providing off-road parking and with stairs leading to front door along with stairlift, which can be purchased with the property or alternatively can be removed.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, a variety of trees and bushes, flower and shrub borders and with side access gate.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band A with Walsall Council.

AGENTS' NOTE

We understand that the lift access to the front elevation, together with the internal stairlift, can be purchased with the property, or alternatively can be removed.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/29/08/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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