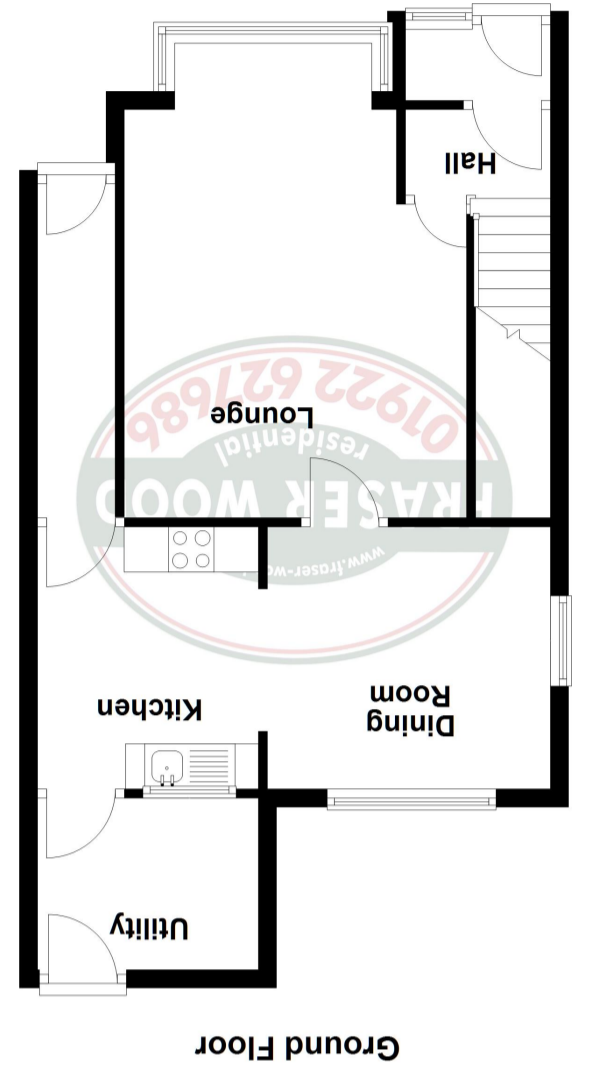
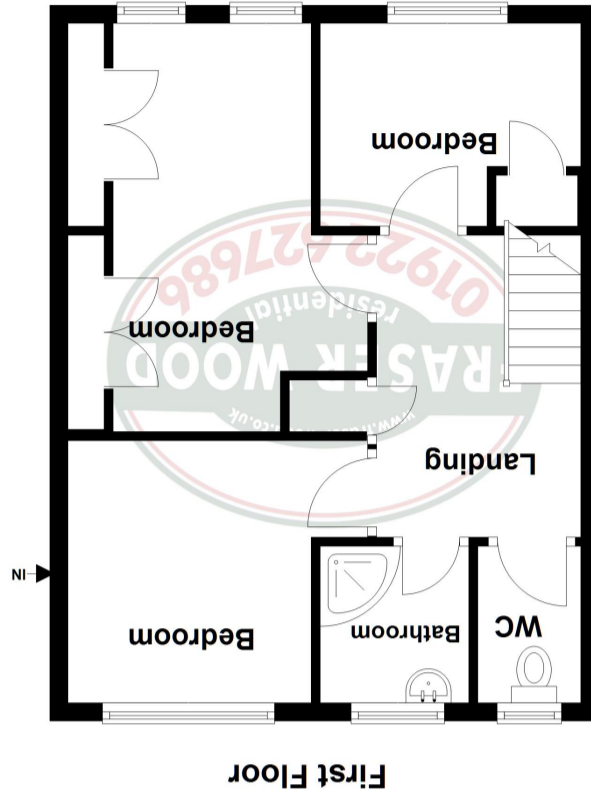
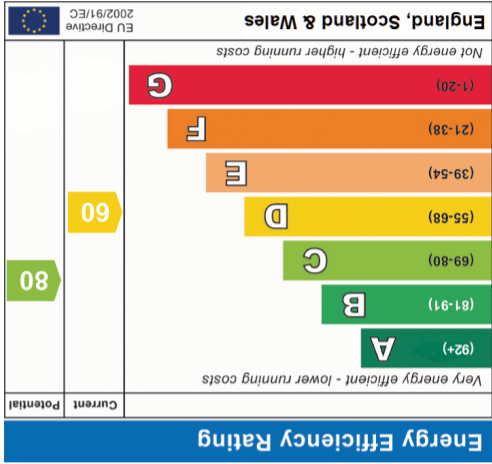




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



18 Central Close, Dudley Fields,  
Walsall, WS3 2QL

OFFERS REGION £180,000



## 18 CENTRAL CLOSE, WALSALL

This three bedroomed mid town house is conveniently situated in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

Offered to the market with the benefit of no upward chain involved, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

### PORCH

having UPVC entrance door and UPVC double glazed window.

### RECEPTION HALL

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

### LOUNGE

4.93m x 3.66m (16' 2" x 12' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and feature fireplace surround with fitted gas fire.

### DINING ROOM

3.24m x 2.81m (10' 8" x 9' 3") having UPVC double glazed window to rear, ceiling light point, under stairs storage cupboard, coved cornices and gas fire.

### KITCHEN

2.79m x 2.38m (9' 2" x 7' 10") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, ceiling light point, double glazed window to rear and door to utility.



### UTILITY ROOM

2.28m x 1.75m (7' 6" x 5' 9") having plumbing for automatic washing machine, appliance space, fully tiled walls, ceiling light point, central heating radiator, UPVC double glazed windows to side and rear and UPVC double glazed door to rear garden.

### SIDE PASSAGEWAY

having UPVC double glazed door to front and ceiling light point.

### FIRST FLOOR LANDING

having ceiling light point, loft hatch and airing cupboard.

### BEDROOM NO 1

4.06m x 3.08m (13' 4" x 10' 1") having two UPVC double glazed windows to front, ceiling light point, central heating radiator and built-in wardrobes and drawer units.

### BEDROOM NO 2

3.74m x 2.84m (12' 3" x 9' 4") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BEDROOM NO 3

2.53m x 2.22m (8' 4" x 7' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

### SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, ceiling light point, splash back surrounds, heated towel rail and UPVC double glazed window to rear.

### SEPARATE W.C.

having low flush w.c., ceiling light point, central heating radiator, fully tiled walls and UPVC double glazed window to rear.



## OUTSIDE

### CRETE PRINT DRIVEWAY

providing off-road parking for several vehicles.

### ENCLOSED REAR GARDEN

with timber fencing surrounds, patio area, artificial lawn, timber garden shed and flower and shrub borders.

### AGENTS' NOTE

We are aware of the contents of The Coal Authority Coal Mining Report dated 10 September 2024, which indicates there is 1 mine entry within 20 metres of the boundary of the property, which was located, grouted and capped under the supervision of Keith Edmondson Limited for Barratt West Midlands in February 2002.

### 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band A with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/02/07/24

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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.

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.