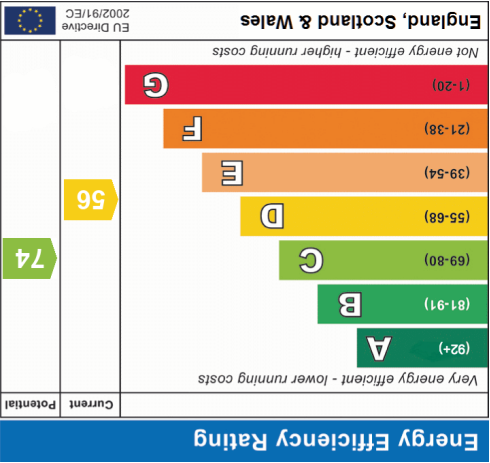
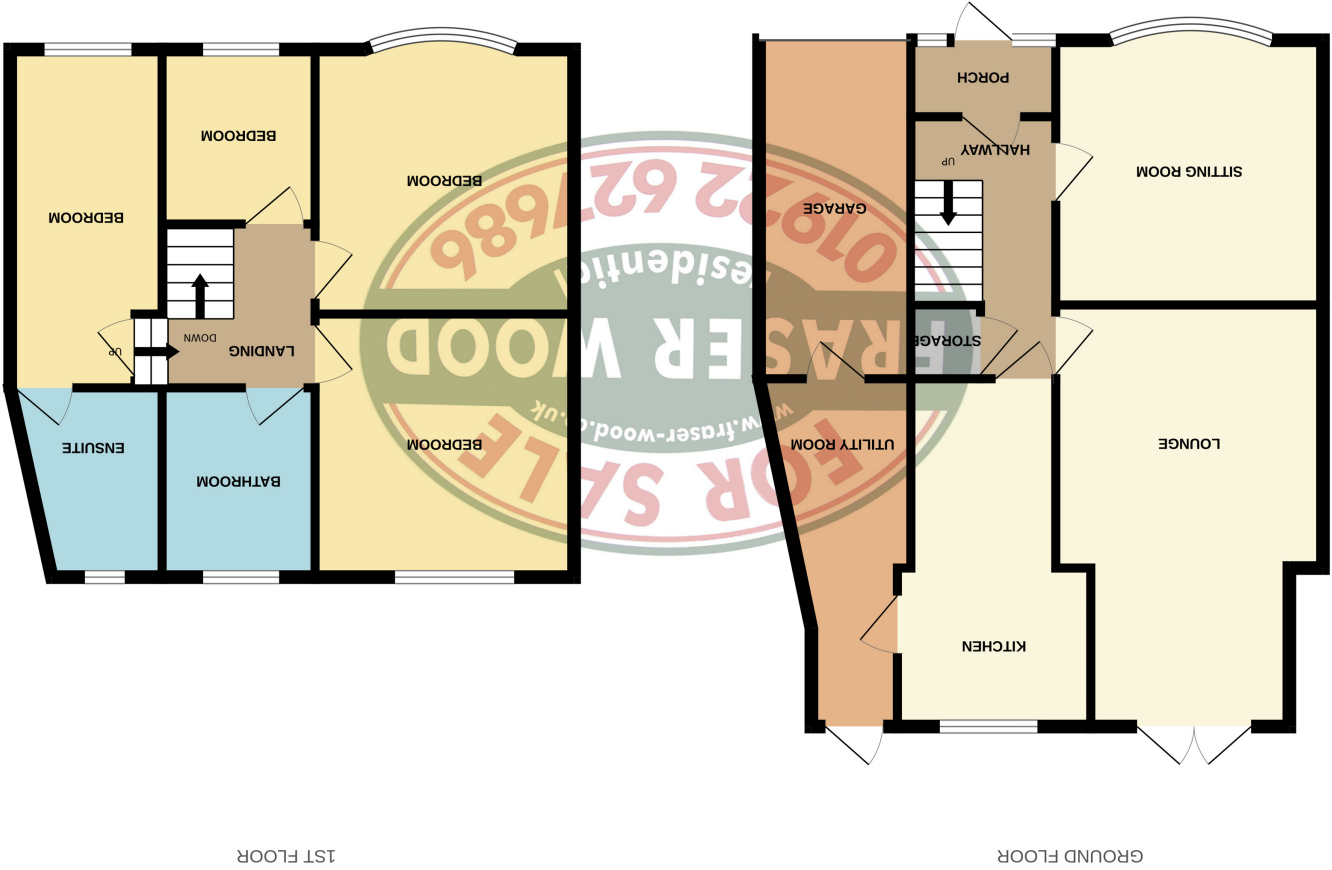




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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82 Delves Green Road, Walsall, WS5 4LP

OFFERS OVER £310,000



82 DELVES GREEN ROAD, WALSALL

This extended, four bedroomed, detached family house occupies a pleasant position in the popular and highly sought after Delves area of the town, being conveniently situated for all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and Junctions 7 and 9 of the M6 Motorway are both within easy reach, providing ready access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain involved, the property briefly comprises the following accommodation:- (all measurements approximate)

PORCH

having UPVC entrance door, UPVC double glazed windows, ceiling light point and tiled floor.

RECEPTION HALL

having UPVC entrance door, wall light point, central heating radiator, coved cornices, built-in store cupboards and stairs off to first floor.

LOUNGE

4.23m into bay x 3.51m (13' 11" x 11' 6") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and coved cornices.

EXTENDED SITTING ROOM

5.60m x 3.54m (18' 4" x 11' 7") having UPVC double glazed French door to rear garden, two ceiling light points, central heating radiator, two wall light points, laminate flooring, coved cornices and wall mounted electric fire.



EXTENDED KITCHEN

4.37m x 2.59m (14' 4" x 8' 6") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, tiled floor, breakfast bar, pin spot lighting and UPVC double glazed window to rear.

UTILITY ROOM

having UPVC double glazed door to rear garden, ceiling light point, central heating boiler, tiled floor, plumbing for automatic washing machine and built-in store cupboard.

FIRST FLOOR LANDING

having ceiling light point, coved cornices and loft hatch.

BEDROOM NO 1

4.40m x 3.51m (14' 5" x 11' 6") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 2

3.58m x 3.51m (11' 9" x 11' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 3

2.53m x 1.98m (8' 4" x 6' 6") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 4

4.63m x 2.00m (15' 2" x 6' 7") having UPVC double glazed window to front, ceiling light point and central heating radiator.



EN SUITE SHOWER ROOM

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

FAMILY BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles and pathway to front entrance door.

GARAGE

5.43m x 2.00m (17' 10" x 6' 7") having up-and-over entrance door, power and lighting.

ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, timber garden shed and cold water hose tap.

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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/28/01/25

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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.