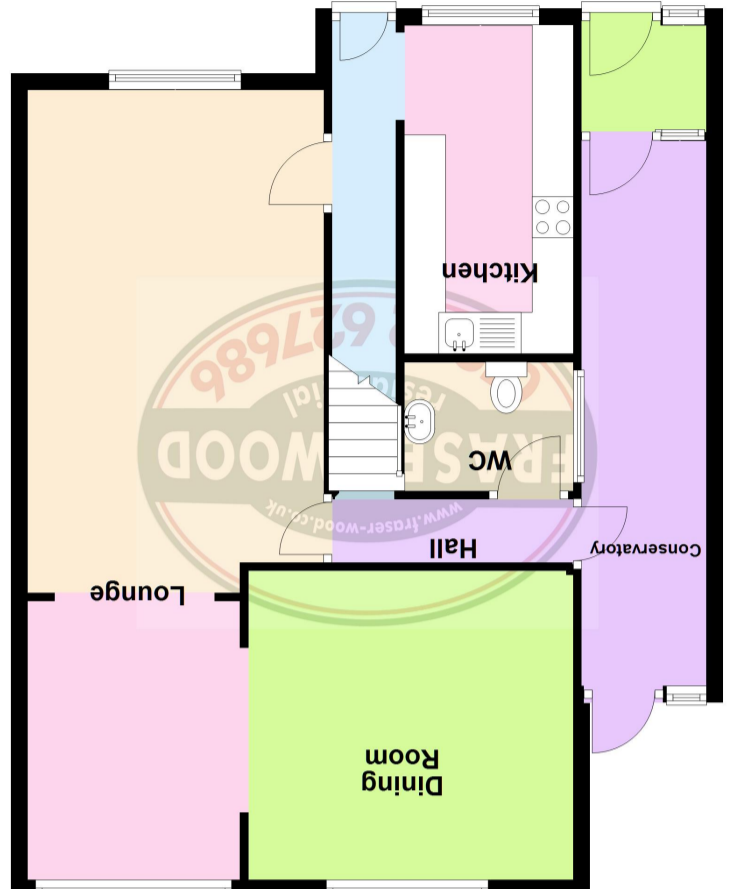
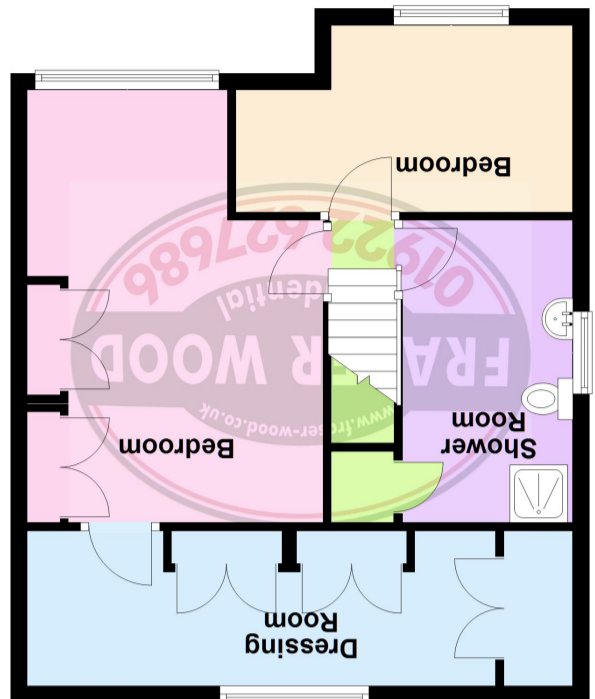




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

1, Furze Way, Walsall

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	37
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



1 Furze Way, Orchard Hills, Walsall, WS5 3DG

OFFERS REGION £295,000



1 FURZE WAY, WALSALL

This extended, chalet style semi-detached house occupies a prominent corner position at the junction with Daffodil Road, and provides versatile accommodation which can be re-planned accordingly (subject to necessary building regulations) to provide an excellent family home.

The property is located on the popular Orchard Hills estate convenient for all amenities, including public transport services, with a bus stop close by, to Sutton Coldfield and Walsall town centre.

The accommodation briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

with tiled flooring.

FRONT KITCHEN

12' 8" x 8' 5" (3.86m x 2.57m) with part tiled walls, tiled flooring, a full range of fitted base and wall cupboards, work surfaces, inset stainless steel sink unit with mixer tap, integrated gas hob and electric oven and with wall mounted electric heater.

THROUGH LOUNGE/DINING ROOM comprising:

LOUNGE AREA 17' 4" x 11' 9" (5.28m x 3.58m) with York stone fireplace having coal effect gas fire, double glazed window and with archway to:

REAR DINING AREA 10' 10" x 8' (3.30m x 2.44m) with UPVC double glazed window and door to rear garden.

ADDITIONAL SITTING ROOM/BEDROOM NO 3

10' 7" x 12' (3.23m x 3.66m) with UPVC double glazed window, electric wall heater.



INNER HALLWAY

with stairs off to first floor.

LAUNDRY AREA

5' x 5' 2" (1.52m x 1.58m) with W.C., wash hand basin and plumbing for automatic washing machine.

SIDE PASSAGEWAY/VERANDAH

22' 4" x 4' 10" (6.81m x 1.47m) with tiled flooring and access to both front and rear of the property.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

13' 10" x 10' 10" (4.22m x 3.30m) with two double wardrobes, single wardrobe and matching dressing table fitment, electric wall heater, double glazed window and with access to:

DRESSING AREA

18' 3" x 7' (5.56m x 2.13m) with electric wall heater and double glazed window. Storage cupboard off.

BEDROOM NO 2 (Front)

11' 6" x 7' (3.51m x 2.13m) with UPVC double glazed window and electric wall heater.

SHOWER ROOM

having shower cubicle with Triton electric shower, wash hand basin, w.c., electric wall heater and double glazed window.

OUTSIDE

EXTENSIVE GARDENS TO FRONT AND SIDE

with a variety of mature shrubs.



ENCLOSED REAR GARDEN

with mainly paved area, having raised borders with mature shrubs.

PARKING SPACE

with vehicular access from Daffodil Road and with access to the:

DETACHED GARAGE

18' 4" x 9' 6" (5.59m x 2.90m) with up-and-over entrance door.

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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/09/04/24

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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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