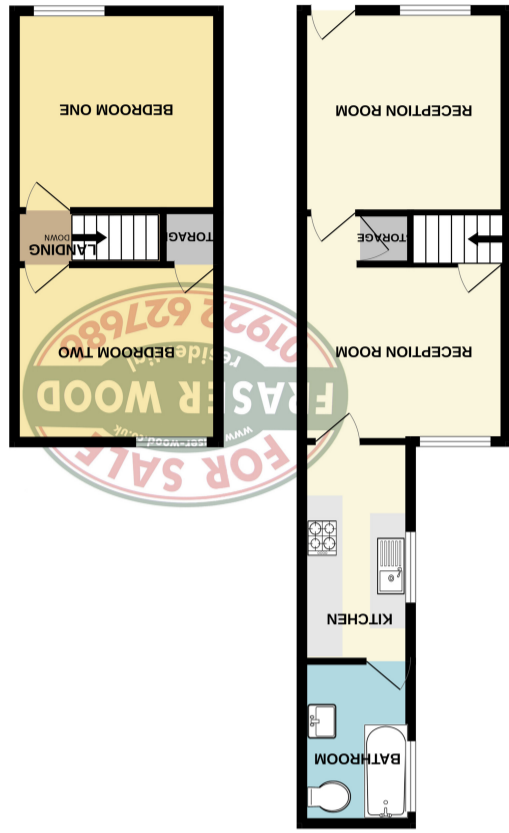




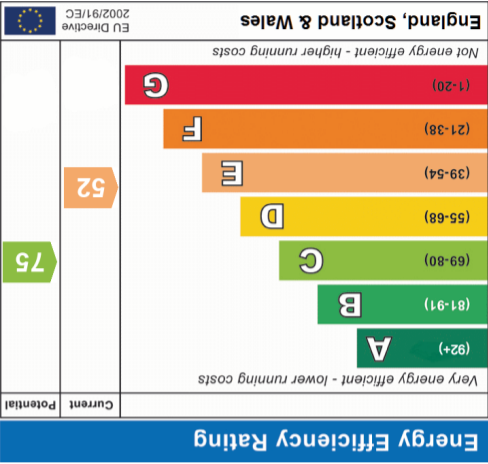
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the finished floor level and should be used as a guide only. Any discrepancy between the floorplan and the actual property should be referred to the sales agent. The floorplan is not intended to be used as a guide to the layout of the property and should not be used for any other purpose. The floorplan is not intended to be used as a guide to the layout of the property and should not be used for any other purpose. The floorplan is not intended to be used as a guide to the layout of the property and should not be used for any other purpose.



1ST FLOOR

GROUND FLOOR



43 Redhouse Street, Walsall, WS1 4BQ

OFFERS REGION £160,000

## **43 REDHOUSE STREET, WALSALL**

This two bedroomed mid terraced house is conveniently situated in this popular residential area, being well served by all amenities including public transport services to Walsall and West Bromwich town centres, shopping facilities at Caldmore Green, schools for children of all ages and close to nearby Mosques.

Offered to the market with vacant possession or with tenant in situ, currently achieving a rental of £850 per calendar month, the property briefly comprises the following:- (all measurements approximate)

### **FRONT RECEPTION ROOM**

3.66m x 2.92m (12' 0" x 9' 7") having UPVC entrance door, ceiling light point, central heating radiator and UPVC double glazed window to front.

### **REAR RECEPTION ROOM**

3.64m x 3.31m (11' 11" x 10' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator, under stairs storage cupboard, fireplace surround and stairs off to first floor.

### **KITCHEN**

3.28m x 1.70m (10' 9" x 5' 7") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, appliance space, plumbing for automatic washing machine, ceiling light point and UPVC double glazed window and door to rear garden.

### **BATHROOM**

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

### **FIRST FLOOR LANDING**

having ceiling light point.

### **BEDROOM NO 1**

3.64m x 2.93m (11' 11" x 9' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

### **BEDROOM NO 2**

3.62m x 3.33m (11' 11" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and built-in store cupboard.

### **OUTSIDE**

#### **REAR YARD**

with timber fencing surround, paved area and timber garden shed to rear.

### **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/20/06/24

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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.