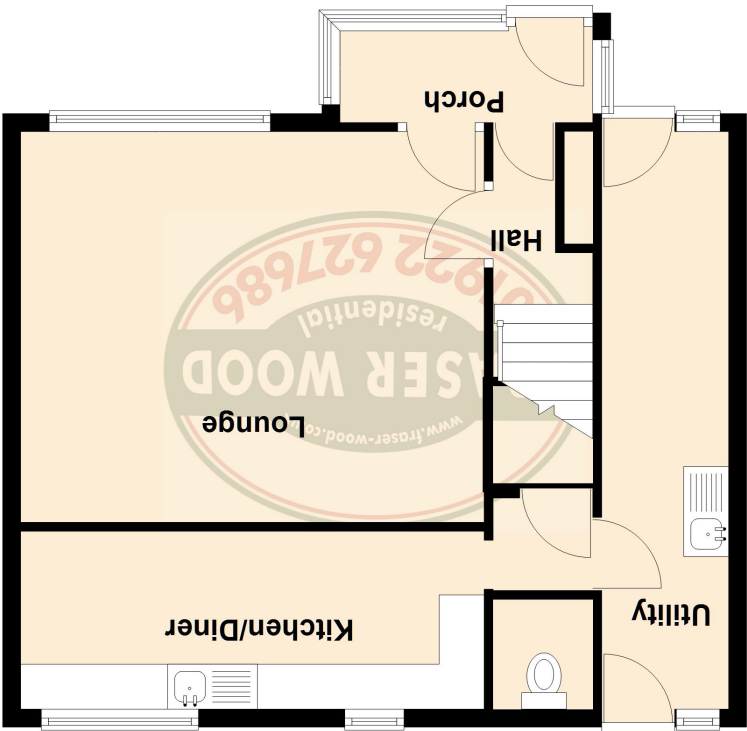


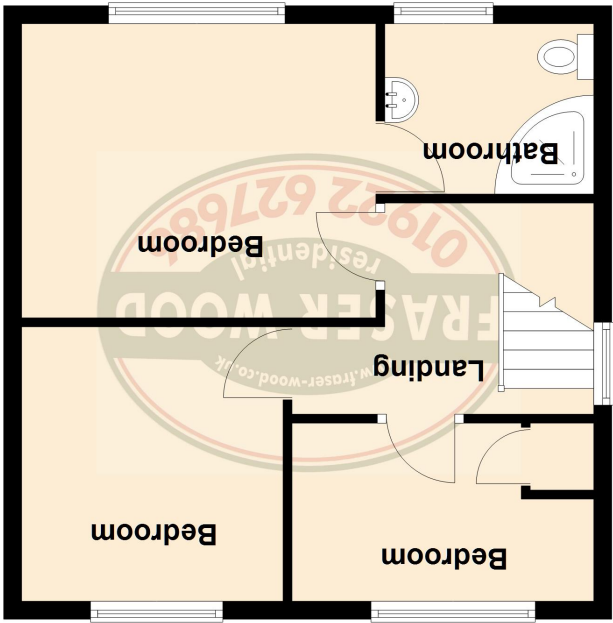


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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

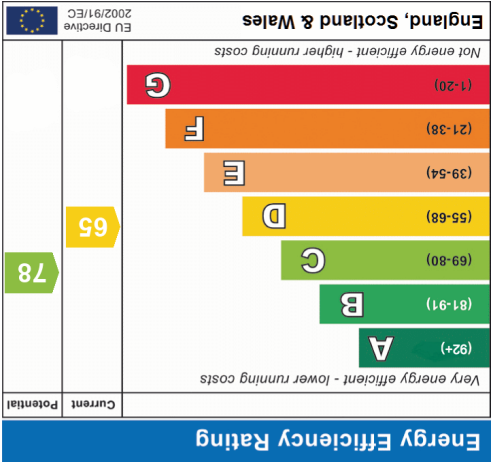
Total area: approx. 94.6 sq. metres (1018.4 sq. feet)



Ground Floor
Approx. 53.7 sq. metres (578.4 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.0 sq. feet)



171 Coalpool Lane, Walsall, WS3 1QJ

OFFERS REGION £155,000



171 COALPOOL LANE, WALSALL

Although this semi-detached house does require certain modernisation/refurbishment, it offers an excellent opportunity for the discerning purchaser to improve the accommodation to suit their own requirements.

The property is conveniently situated for local amenities, including shops, schools and public transport services towards Walsall town centre and Bloxwich.

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

PORCH

leading to:

RECEPTION HALL

LOUNGE

15' 4" x 12' 7" (4.67m x 3.84m) having as its focal point a fireplace with marble hearth and coal effect gas fire, hot water radiator and UPVC double glazed window. Note: Plaster work removed in certain areas.

KITCHEN

14' 3" x 8' 5" (4.34m x 2.57m) having a range of fitted base units, inset stainless steel sink unit and gas fire point. Note: Plaster work removed in certain areas.

LOBBY

with W.C. off and a SEPARATE STORE.

SIDE LAUNDRY AREA

17' x 4' 6" (5.18m x 1.37m) with stainless steel sink unit, plumbing for automatic washing machine and with access to the rear garden.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

10' x 9' 9" (3.05m x 2.97m) with UPVC double glazed window, hot water radiator and double and single built-in cupboards off.

BEDROOM NO 2 (Rear)

11' 4" x 8' 3" (3.45m x 2.52m) with hot water radiator, UPVC double glazed window and two built-in double wardrobes.

BEDROOM NO 3 (Rear)

8' 8" x 8' (2.64m x 2.44m) with UPVC double glazed window.

FULLY TILED SHOWER ROOM

having corner shower, w.c., wash hand basin, hot water radiator and UPVC double glazed window.

OUTSIDE

FOREGARDEN

with lawn and border and with TARMACADAM DRIVEWAY providing off-road parking.

COVERED SIDE ACCESS

with sink unit, leading to the:

ENCLOSED REAR GARDEN

having paved patio area, mature lawn and borders.

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.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/22/07/25

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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.

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