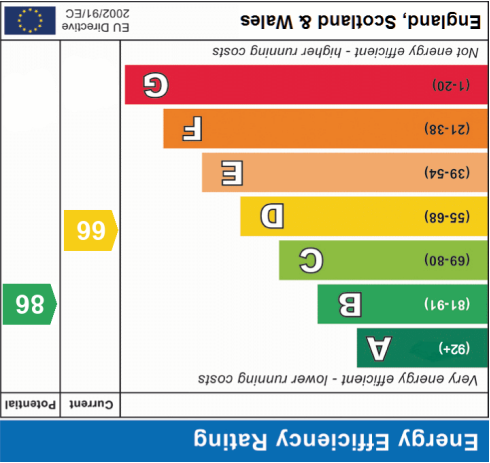


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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





19 DORA STREET, PLECK, WALSALL

This conveniently situated terraced house is located in this popular residential area being well served by all amenities including public transport services to Walsall, Darlaston and Wednesbury, local shopping facilities in Pleck, schools for children of all ages, Walsall Manor Hospital and the M6 Motorway at Junction 9 provides access to the remainder of the West Midlands conurbation and beyond.

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

DINING ROOM

3.53m x 3.64m (11' 7" x 11' 11") Having entrance door, ceiling light point, radiator, coved cornices, fireplace surround with electric fire and upvc double glazed angular bay window to front.

LOUNGE

3.46m x 3.53m (11' 4" x 11' 7") Having upvc double glazed widow to rear, ceiling light point, radiator, coved cornices and feature fireplace surround with gas fire.

INNER HALLWAY

Having ceiling light point, radiator, tiled floor, under stairs store cupboard and stairs off to first floor.

KITCHEN

2.05m x 2.85m (6' 9" x 9' 4") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surface, tiled splashback surrounds, electric cooker point, central heating boiler, appliance space, tiled floor, ceiling light point and upvc double glazed window to side.



LOBBY

Having upvc door to side, pin spot lighting, plumbing for automatic washing machine and appliance space.

BATHROOM

Having coloured suite comprising panelled bath with shower over, pedestal wash hand basin, low flush w.c., fully tiled walls, radiator and upvc double glazed window to side.

FIRST FLOOR LANDING

Having two ceiling light points.

BEDROOM ONE

3.21m x 3.55m (10' 6" x 11' 8") Having upvc double glazed window to front, ceiling light point, radiator, feature fireplace and built in mirrored wardrobes.

BEDROOM TWO

2.64m x 3.48m (8' 8" x 11' 5") Having upvc double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

2.05m x 2.76m (6' 9" x 9' 1") Having upvc double glazed window to rear, ceiling light point and radiator.

OUTSIDE

REAR

Having enclosed rear garden with timber and walled surrounds, patio area, lawn and timber garden shed.



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.

LS/DBH/21/03/25

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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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