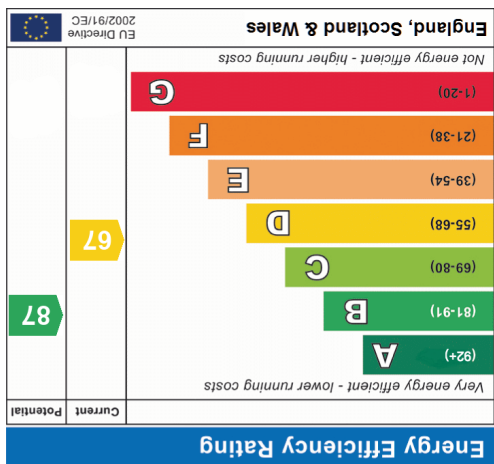




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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





12 MATLOCK ROAD, BLOXWICH

This conveniently located end town house is situated close to Buxton Road and benefits from excellent public transport services to Bloxwich and Walsall town centre, together with local shopping facilities on the Lower Farm Estate.

The property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

PORCH ENTRANCE

leading to:

RECEPTION HALL

with hot water radiator.

LOUNGE

14' x 12' (4.27m x 3.66m) having a feature brick built fireplace with coal effect gas fire and tiled hearth, hot water radiator and UPVC double glazed bow window.

DINING ROOM

9' 2" x 9' 3" (2.79m x 2.82m) with hot water radiator and double glazed window.

PART TILED KITCHEN

9' 3" x 6' 3" (2.82m x 1.91m) having inset stainless steel sink unit, a range of base units with work surfaces over and with useful PANTRY off. Access to:

UPVC DOUBLE GLAZED VERANDAH

14' 2" x 5' 3" (4.32m x 1.60m) providing access to the rear garden.



FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

12' 10 " x 11' (3.91m x 3.35m) plus additional 5' 7" x 3' (1.70m x 0.91m) with two double glazed leaded windows, hot water radiator and storage cupboard off.

BEDROOM NO 2 (Rear)

12' 8" x 8' (3.86m x 2.44m) with hot water radiator, double glazed window and storage cupboard off.

FULLY TILED SHOWER ROOM

having walk-in shower, w.c., wash hand basin, towel radiator, double glazed window and cupboard housing the central heating boiler.

OUTSIDE

LOW MAINTENANCE FOREGARDEN

with gravelled areas and borders and pathway to front entrance porch.

A separate SIDE ACCESS provides access to the rear garden.

LOW MAINTENANCE REAR GARDEN

which is mainly paved with borders and having a BRICK STRUCTURE at the rear. There is a dropped kerb to Castleton Road with wooden access gates providing potential vehicular access to the rear garden.

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/22/01/25

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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.

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