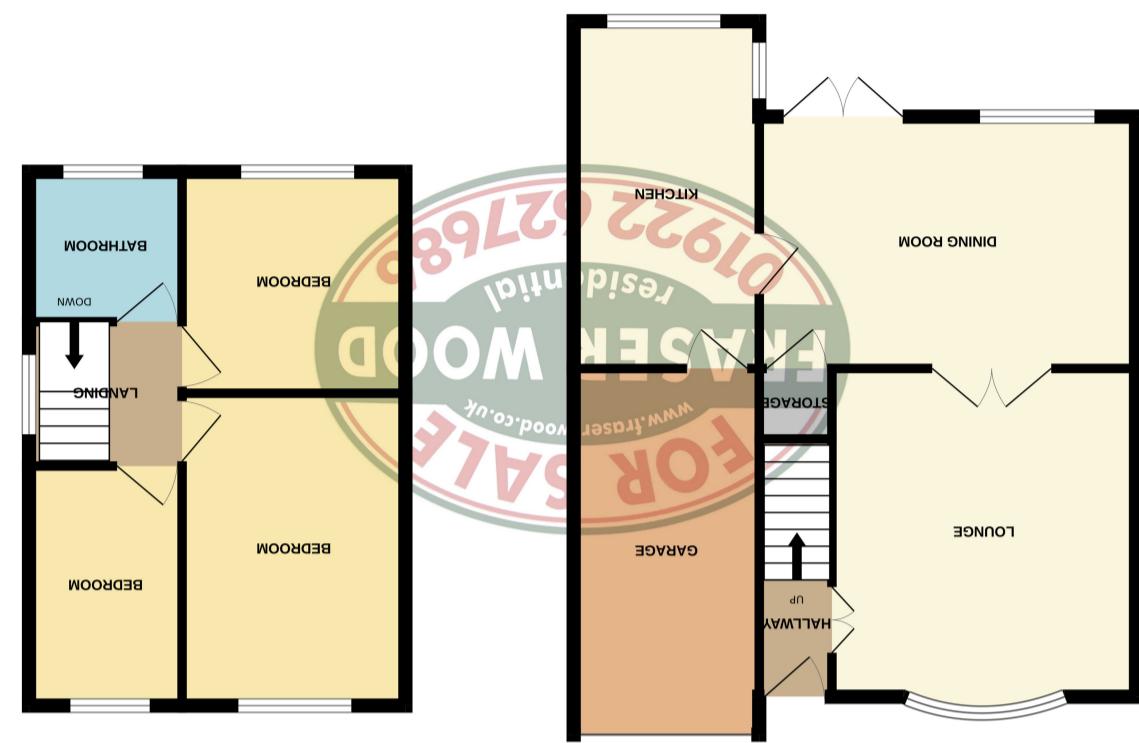
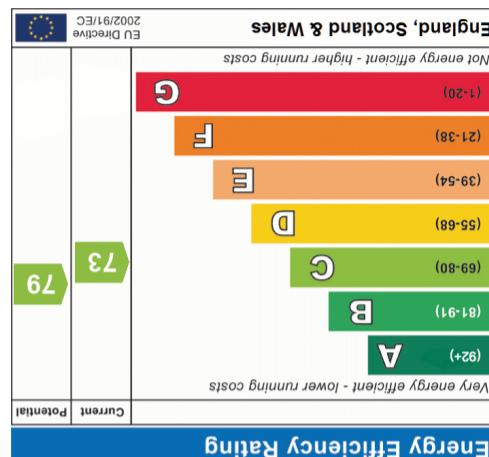


**NOTE:** We recommend that you do not use the **comprehensive** or **some** options when you are running a simulation. Doing so will greatly increase the time required to run the simulation.

With these words, every customer has been made to understand the accuracy of the location information he receives. Measurements are taken to the nearest millimeter, so that the customer can be sure that the dimensions of the structures he purchases are correct. The company also offers a wide range of services, such as surveys and property management, to help customers with their real estate needs. The company's commitment to quality and customer satisfaction is evident in every aspect of its operations, from the way it handles its customers to the way it handles its employees. The company's success is a testament to its dedication to providing the best possible service to its customers.



ST FLOOR

GROUND FLOOR



## 10 ARMSTRONG DRIVE, WALSALL

This well-presented, three bedrooomed semi-detached house occupies a pleasant position in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities, schools for children of all ages and Junction 10 of the M6 Motorway provides ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to appreciate the accommodation, which briefly comprises the following: - (all measurements approximate) Offered to the market with the benefit of no upward chain involved,

### RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator and stairs off to first floor.

### LOUNGE

4.14m x 3.84m (13' 7" x 12' 7") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, electric fire and double doors to dining room.

### DINING ROOM

4.79m x 3.18m (15' 9" x 10' 5") having UPVC double glazed window to rear, two ceiling light points, central heating radiator, coved cornices, under stairs store cupboard and UPVC double glazed French doors to rear garden.

### EXTENDED KITCHEN

4.38m x 1.36m (14' 4" x 4' 6") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, plumbing for automatic washing machine, ceiling light point, coved cornices and UPVC double glazed windows to side and rear.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, central heating radiator and loft hatch.

### BEDROOM NO 1

3.94m x 2.82m (12' 11" x 9' 3") having UPVC double glazed windows to front, ceiling light point, central heating radiator and built-in wardrobe.

### BEDROOM NO 2

2.82m x 2.80m (9' 3" x 9' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and built-in wardrobe.

### BEDROOM NO 3

3.04m x 2.66m (10' 0" x 8' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

### BATHROOM

having white suite comprising panelled with fitted shower unit and glazed screen, wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

### OUTSIDE

### LAWNED FOREGARDEN

with flower and shrub borders and SIDE DRIVEWAY providing off-road parking and pathway to front entrance door.

### GARAGE

5.47m x 2.34m (17' 11" x 7' 8") having up-and-over entrance door, power and lighting.

### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, a variety of trees and bushes and with cold water hose tap.

### 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 C with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/11/12/25

© FRASER WOOD 2025.

### 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.

