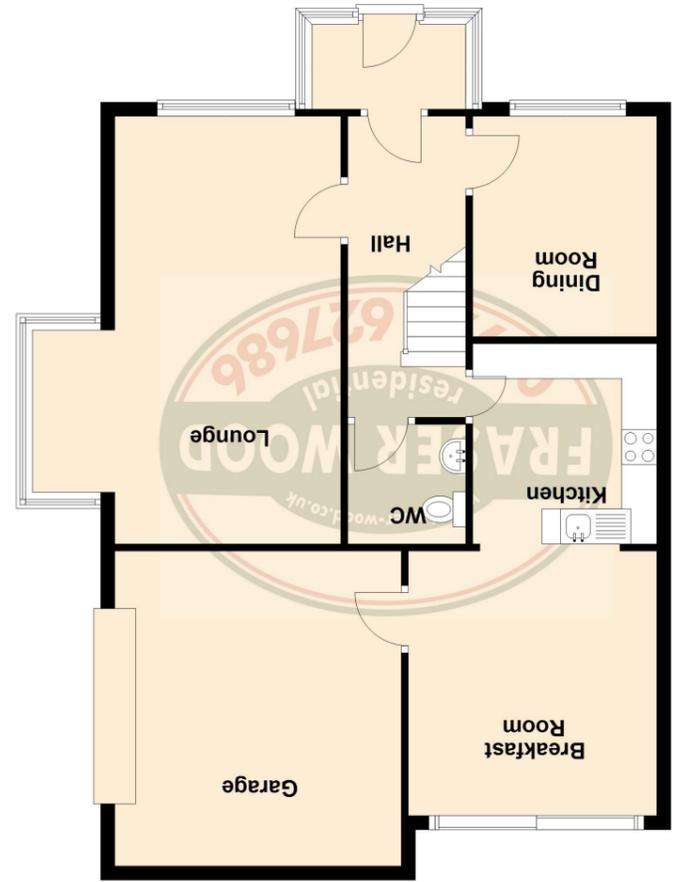


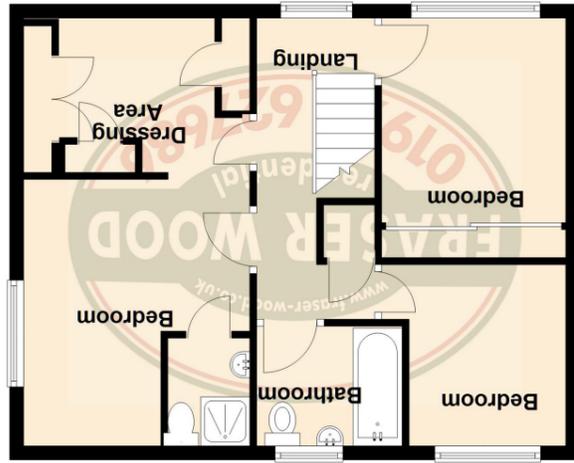


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 131.8 sq. metres (1418.4 sq. feet)



Ground Floor
Approx. 84.5 sq. metres (909.5 sq. feet)



First Floor
Approx. 47.3 sq. metres (508.9 sq. feet)

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
70	81



9 Cricket Close, Walsall, WS5 3PU

OFFERS AROUND £380,000



9 CRICKET CLOSE, WALSALL

This well-presented, corner plot link-detached family house occupies a pleasant position in this sought after residential area of the Borough, located just off Birmingham Road.

The property is well served by all amenities including public transport services to Birmingham City Centre and Walsall Town Centre, a good range of schools for children of all ages and Junctions 7 or 9 of the M6 Motorway are within easy reach, providing ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

Having upvc entrance door, upvc double glazed windows to front, ceiling light point, radiator, wooden flooring, under stairs store cupboard and stairs off to first floor.

GUEST CLOAKROOM

Having low flush WC, wash hand basin with vanity unit under, ceiling light point, towel rail and extractor fan.

LOUNGE

3.28m x 6.17m (10' 9" x 20' 3") Having upvc double glazed window to front, two ceiling light points, two central heating radiators, coved cornices, feature fireplace surround with fitted gas fire and upvc double glazed square bay window to side.

DINING ROOM

2.67m x 3.10m (8' 9" x 10' 2") Having upvc double glazed window to front, ceiling light point, radiator and coved cornices.



FITTED KITCHEN

2.66m x 2.74m (8' 9" x 9' 0") Having inset sink unit, wall, base and drawer cupboards, roll top working surfaces, built in oven with 4 ring gas hob and extractor hood over, appliance space, integrated dishwasher, pin spot lighting, radiator and breakfast bar.

BREAKFAST ROOM

3.08m x 3.75m (10' 1" x 12' 4") Having upvc double glazed patio door to rear garden, two wall light points, gas fire and wooden flooring.

FIRST FLOOR LANDING

Having upvc double glazed window to front, ceiling light point, radiator, airing cupboard and loft hatch.

BEDROOM ONE

3.85m x 3.35m (12' 8" x 11' 0") Having upvc double glazed window to side, ceiling light point, radiator and range of built in cupboards.

EN SUITE SHOWER ROOM

Having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low level WC, fully tiled walls, ceiling light point, radiator, tiled floor, extractor fan and upvc double glazed window to side.

BEDROOM TWO

2.83m (front of wardrobes) x 3.74m (9' 3" x 12' 3") Having upvc double glazed window to front, ceiling light point, radiator and built in mirrored wardrobes.

BEDROOM THREE

2.55m x 2.73m (8' 4" x 8' 11") Having upvc double glazed window to rear, ceiling light point and radiator.



BEDROOM FOUR (currently used as dressing room)

2.10m x 3.35m (6' 11" x 11' 0") Having upvc double glazed window to front, ceiling light point and range of wardrobes.

FAMILY BATHROOM

Having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, ceiling light point, towel rail and upvc double glazed window to rear.

OUTSIDE

FRONT

Having mature lawn, a variety of trees and bushes and with pathway to front door.

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

ENCLOSED REAR GARDEN

Having timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes and having side access gate.

DOUBLE GARAGE

Having electrically operated roller door, power and lighting.

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 with Walsall Council.

AGENTS' NOTE

We understand that planning permission has been obtained for residential development on the site of the former Walsall Tennis Club. Further information is available from www.walsall.gov.uk.

VIEWING

By application to the Selling Agents on 01922 627686.

CT/LS/04/03/25

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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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