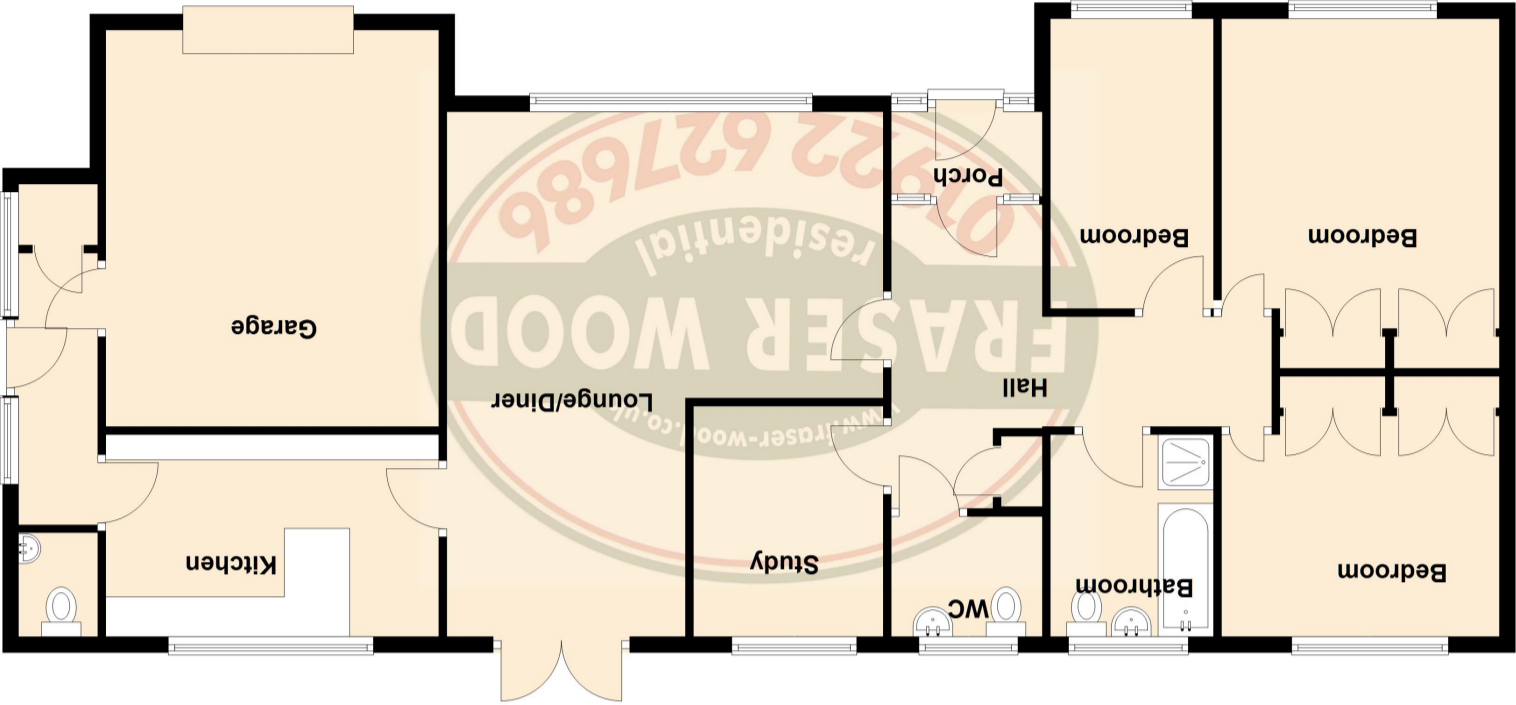


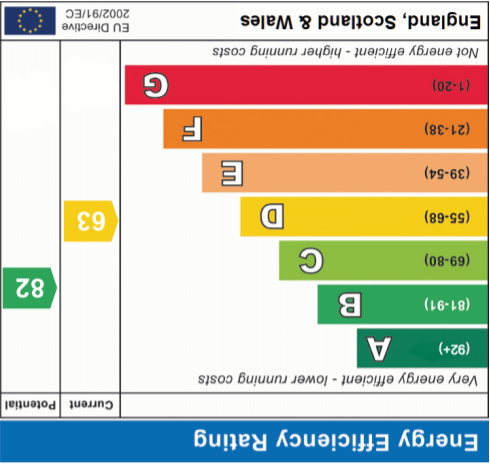


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 133.7 sq. metres (1439.2 sq. feet)



Ground Floor  
Approx. 133.7 sq. metres (1439.2 sq. feet)



18 Stencills Road, Walsall, WS4 2HJ

OFFERS REGION £445,000



**18 STENCILLS ROAD, WALSALL**

This superbly located detached bungalow occupies a prominent corner position at the junction of Stencills Road with Burton Farm Road and having the benefit of four good sized bedrooms it can only be fully appreciated from an internal inspection.

The property is located close to Park Lime Pits Nature Reserve and Lakes, providing rural walking, and is within reasonable walking distance of Walsall Arboretum. Mellish Road is also close by with regular public transport services to neighbouring areas.

Although in need of certain redecoration, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:

**UPVC double glazed PORCH ENTRANCE leading to:**

**L-SHAPED RECEPTION HALL**

having two hot water radiators and linen store off, housing the central heating boiler.

**PART TILED GUEST CLOAKROOM**

having w.c., wash hand basin, hot water radiator and two UPVC double glazed windows.

**LOUNGE**

18' x 12' (5.49m x 3.66m) having York stone fireplace and gas fire point, UPVC double glazed bow window, hot water radiator and with access to Dining Area.

**DINING AREA**

9' 3" x 9' (2.82m x 2.74m) with hot water radiator and UPVC double glazed French doors leading to rear garden.

**BREAKFAST KITCHEN**

13' 9" x 10' 6" ( 4.19m x 3.20m) with part tiled walls and a full range of fitted base and wall cupboards, inset twin bowl stainless steel sink unit with mixer taps above, pull-out larder cupboards, inset five-burner gas hob and electric double oven.

**BEDROOM NO 1 (Front/Side)**

12' x 12' (3.66m x 3.66m) with hot water radiator, two UPVC double glazed windows and built-in double wardrobes with cupboard storage above.

**BEDROOM NO 2 (Rear/Side)**

12' x 10' (3.66m x 3.05m) with hot water radiator, two UPVC double glazed windows and two built-in double wardrobes with cupboard storage above.

**BEDROOM NO 3 (Front)**

7' x 12' (2.13m x 3.66m) with hot water radiator and UPVC double glazed window.

**BEDROOM NO 4 (Rear)**

8' 2" x 9' 3" (2.49m x 2.82m) with hot water radiator and UPVC double glazed window.

**BATHROOM**

having panelled bath, separate shower cubicle with T80 shower over, w.c., wash hand basin and UPVC double glazed window.

**OUTSIDE**

**EXTENSIVE LAWNED FOREGARDEN AND SIDE GARDEN**

with BLOCK PAVED DRIVEWAY providing off-road parking facilities and access to the Garage

**A separate SIDE ACCESS**

leads to an ENCLOSED AREA which has access from the Breakfast Kitchen and leads to a stores and GARDEN W.C. with w.c. and wash hand basin, and also provides access to the Garage.

**DOUBLE GARAGE**

17' x 14' (5.18m x 4.27m) with electrically operated up-and-over entrance door.

**A further SICE ACCESS leads to the:**

**ENCLOSED REAR GARDEN**

having block paved patio area and high borders affording a good degree of privacy and seclusion.

**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 E with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

AP/DBH/07/03/25

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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.

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.