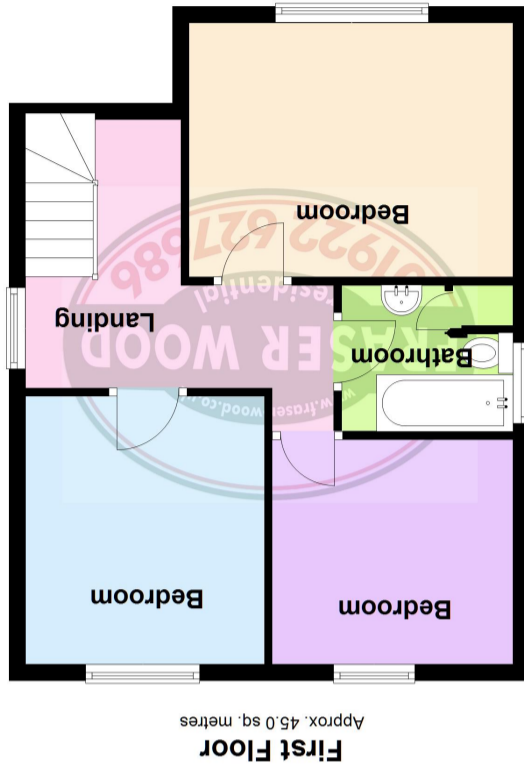
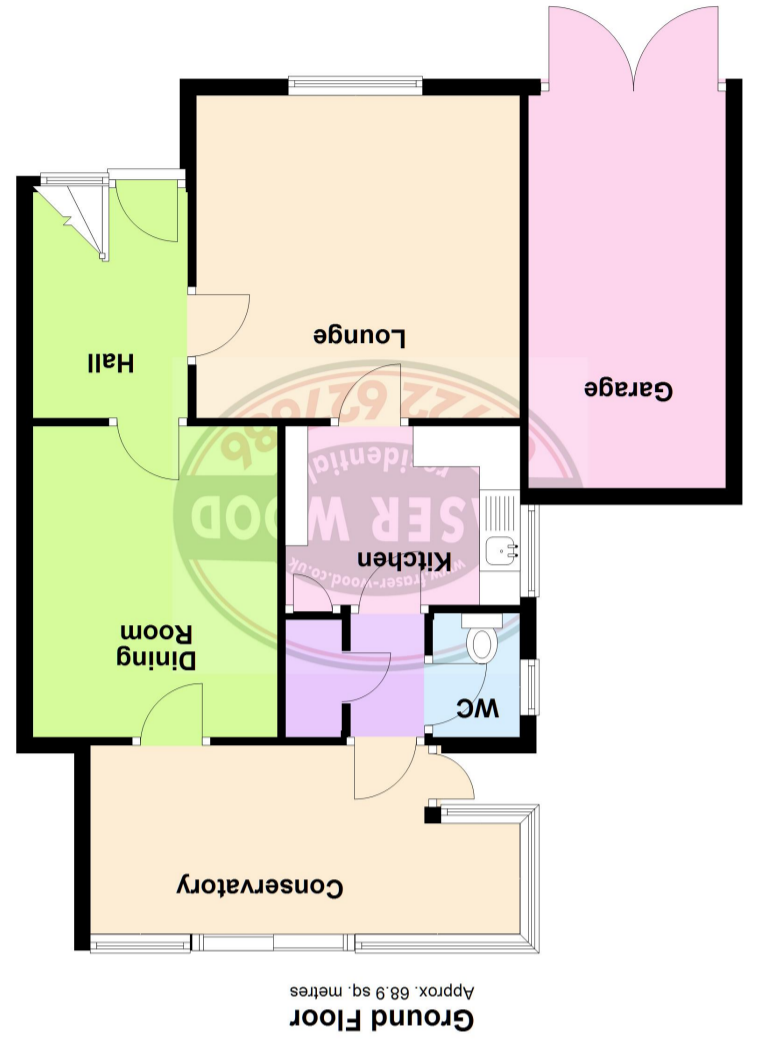




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

125, Harden Rd, Walsall



Energy Efficiency Rating	
Current	Potential
69	84
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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)	



125 Harden Road, Walsall, WS3 1ES

OFFERS OVER £200,000



125 HARDEN ROAD, WALSALL

This traditional style, three bedroomed, semi-detached house is conveniently situated in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

The property affords an excellent opportunity for the first time buyer or young family and having the benefit of off-road parking facilities and garage the accommodation briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC windows and entrance door.

RECEPTION HALL

having wooden entrance door, ceiling light point, central heating radiator, under stairs store cupboard and stairs off to first floor.

LOUNGE

13' 3" x 13' 2" (4.04m x 4.01m) having UPVC double glazed window to front, ceiling light point, central heating radiator and feature fireplace surround with fitted gas fire.

DINING ROOM

12' 7" x 10' 0" (3.84m x 3.05m) having UPVC double glazed doors to lean-to, ceiling light point and feature tiled fireplace with fitted gas fire.



KITCHEN

9' 10" x 7' 10" (3.00m x 2.39m) having inset stainless steel sink unit, wall, base and drawer cupboards, work surfaces, tiled splash back surrounds, gas cooker point, appliance space, plumbing for automatic washing machine, ceiling light point, built-in store cupboard, window to side and door to rear lobby.

REAR LOBBY

having ceiling light point and tiled floor.

GUEST W.C.

having low flush w.c., ceiling light point and UPVC double glazed window to side.

LEAN-TO/SUNROOM

17' 3" x 7' 7" (5.26m x 2.31m) having UPVC double glazed windows, strip light, tiled floor and UPVC double glazed door to side.

FIRST FLOOR LANDING

having ceiling light point and loft hatch.

BEDROOM NO 1

13' 3" x 10' 0" (4.04m x 3.05m) having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

11' 10" x 9' 11" (3.61m x 3.02m) having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

9' 11" x 8' 5" (3.02m x 2.57m) having UPVC double glazed window to rear, ceiling light point and central heating radiator.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, airing cupboard housing the central heating boiler and UPVC double glazed window to side.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

ENCLOSED REAR GARDEN

with timber and walled surrounds, lawn and a variety of trees and shrubs.

GARAGE

having doors to front.

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/16/01/24

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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 TO 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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