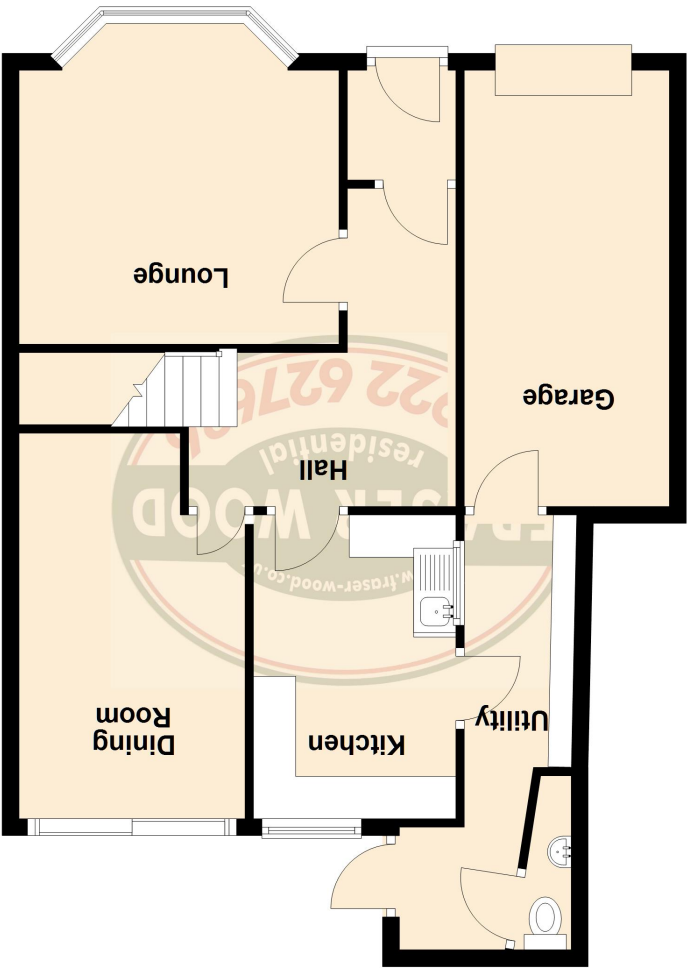


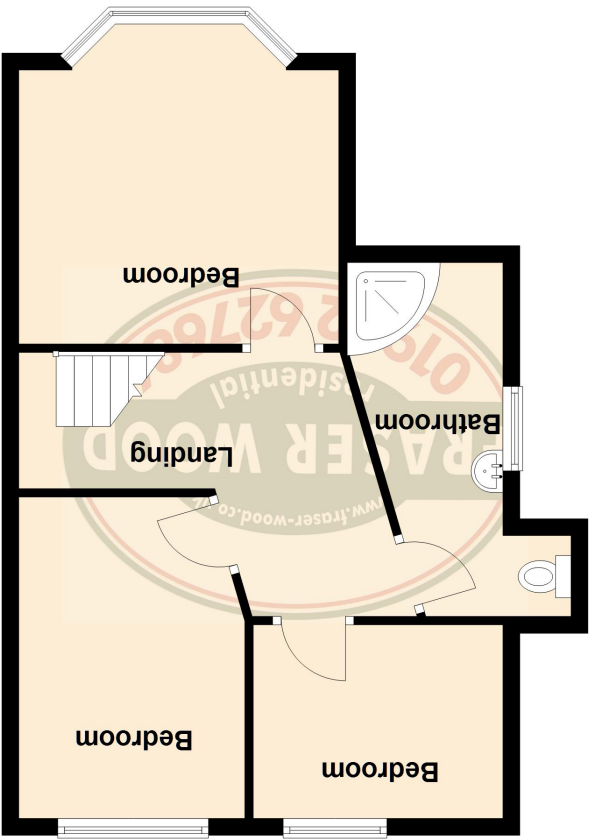


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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

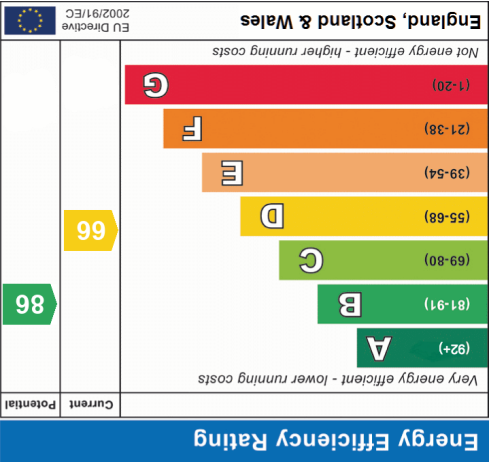
Total area: approx. 115.2 sq. metres (1239.7 sq. feet)



Ground Floor
Approx. 67.6 sq. metres (728.0 sq. feet)



First Floor
Approx. 47.5 sq. metres (511.6 sq. feet)



19 Blackwood Road, B74 3PH

OFFERS OVER £350,000



19 BLACKWOOD ROAD, STREETLY

Viewing is highly recommended to fully appreciate this three bedroomed semi-detached house which occupies a delightful position in this highly regarded residential area of the Borough.

The property is conveniently situated for both Blackwood and St Anne's Catholic Primary School and the other amenities and facilities available along Blackwood Road. The centres of Walsall and Sutton Coldfield are easily accessible from this location as well as Junction 7 of the M6 Motorway.

The accommodation briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC double glazed entrance door.

RECEPTION HALL

with part glazed timber entrance door.

FRONT RECEPTION ROOM

11' 11" x 10' 5" (3.63m x 3.17m) having UPVC double glazed bay window to front and hot water radiator.

REAR RECEPTION ROOM

14' 1" x 10' 6" (4.29m x 3.20m) with UPVC sliding patio door to rear, central heating radiator, stone fireplace and coal effect gas fire.

KITCHEN

11' 0" x 7' 8" (3.35m x 2.34m) with UPVC double glazed windows to side and rear, part glazed timber door to side, range of work surfaces with cupboards and drawers under, fitted wall cupboards, sink unit, part tiled walls and Worcester central heating boiler.

SIDE PASSAGWAY having GUEST CLOAKROOM off,

having central heating radiator, wash hand basin and w.c.

FIRST FLOOR LANDING

with storage cupboard off.

BEDROOM NO 1

11' 11" x 10' 5" (3.63m x 3.17m) with UPVC double glazed bay window to front, central heating radiator and built-in cupboard.

BEDROOM NO 2

10' 11" x 10' 0" (3.33m x 3.05m) with UPVC double glazed window to rear and central heating radiator.

BEDROOM NO 3

8' 3" x 7' 10" (2.51m x 2.39m) with UPVC double glazed window to rear and central heating radiator.

SHOWER ROOM

having UPVC double glazed window to side, shower cubicle with Triton electric shower, wash basin, w.c. and central heating radiator.

OUTSIDE

FOREGARDEN

having lawn and BLOCK PAVED DRIVEWAY providing off-road parking for three vehicles.

GARAGE

17' 2" x 6' 11" (5.23m x 2.11m) having up-and-over entrance door.

ENCLOSED REAR GARDEN

mainly laid to lawn.

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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

SJ/DBH/02/01/25

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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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