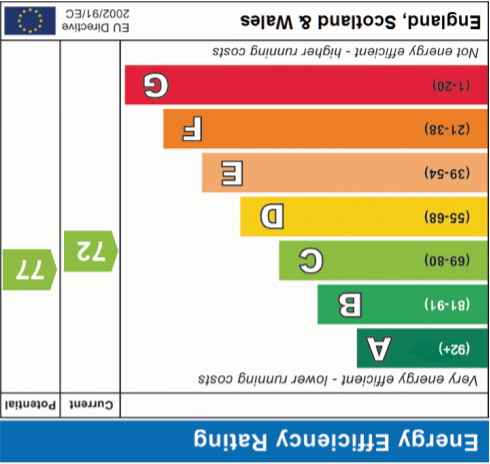




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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



71 Delves Road, Walsall, WS1 3JT

OFFERS REGION £425,000





71 DELVES ROAD, WALSALL

This considerably improved and extended detached family house occupies a prominent corner position in this popular and sought after residential area of the Borough, affording extensive off-road parking facilities for numerous vehicles.

The property is conveniently situated for all amenities including public transport services to neighbouring areas, a good range of schools for children of all ages, local shopping facilities and the M6 Motorway at Junctions 7 or 9 provide 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)

PORCH

having UPVC entrance door, ceiling light point, tiled floor and UPVC double glazed windows to side.

RECEPTION HALL

having entrance door, two ceiling light points, two central heating radiators, tiled floor, under stairs store cupboard, built-in store cupboard housing the central heating boiler and UPVC double glazed door to rear garden.

LOUNGE

7.83m x 3.86m (25' 8" x 12' 8") having two UPVC double glazed windows to front, two ceiling light points, two central heating radiators, further pin spot lighting, wooden flooring and having additional UPVC double glazed windows to side and rear.

SITTING ROOM

3.77m x 3.72m (12' 4" x 12' 2") having UPVC double glazed windows to front and side, ceiling light point and central heating radiator.

KITCHEN

3.82m x 3.51m (12' 6" x 11' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, appliance space, integrated fridge freezer, tiled floor, ceiling light point plus additional pin spot lighting and UPVC double glazed window to side.

DINING ROOM

5.33m x 2.89m (17' 6" x 9' 6") having UPVC double glazed window to side, ceiling light point, central heating radiator.

SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, ceiling light point, central heating radiator, tiled floor, extractor fan and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having UPVC double glazed window to rear and ceiling light point.

BEDROOM NO 1

3.86m x 3.56m (12' 8" x 11' 8") having UPVC double glazed windows to side and rear, ceiling light point and central heating radiator.

BEDROOM NO 2

3.54m x 2.89m (11' 7" x 9' 6") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 3

3.53m x 2.90m (11' 7" x 9' 6") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 4

4.56m x 2.81m (15' 0" x 9' 3") having UPVC double glazed window to side, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

BEDROOM NO 5

3.53m x 2.17m (11' 7" x 7' 1") having UPVC double glazed window to side, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to side.

EXTENSIVE FRONTAGE

having BLOCK PAVED DRIVEWAY providing off-road parking for several vehicles, mature lawn, a variety of trees and bushes and FURTHER SIDE DRIVEWAY providing ample additional off-road parking.

REAR GARDEN

having paved patio area, lawn and timber garden shed.

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/DBH12/03/25

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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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