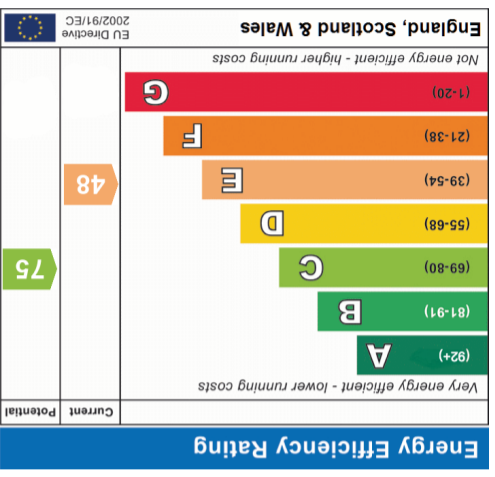




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



100 Lumley Road, Walsall, WS1 2LJ

OFFERS REGION £190,000

## **100 LUMLEY ROAD, WALSALL**

This three bedroomed mid terraced house is conveniently situated in the popular Chuckery area of Walsall, being well served by all amenities including public transport services to neighbouring areas, local shops and schools for children of all ages.

The property is being offered to the market with the benefit of vacant possession or alternatively with the present tenant in situ who is currently paying £895 per calendar month.

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

### **FRONT RECEPTION ROOM**

3.45m x 3.02m (11' 4" x 9' 11") having UPVC double glazed entrance door, ceiling light point, central heating radiator, laminate flooring and UPVC double glazed window to front.

### **REAR RECEPTION ROOM**

3.93m x 3.47m (12' 11" x 11' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator, laminate flooring and fireplace surround with electric fire.

### **INNER LOBBY**

having ceiling light point, under stairs storage cupboard, central heating radiator, laminate flooring and stairs off to first floor.

### **KITCHEN**

2.80m x 1.90m (9' 2" x 6' 3") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, plumbing for automatic washing machine, ceiling light point, central heating radiator, central heating boiler, tiled floor and UPVC double glazed window to side.

### **REAR LOBBY**

having UPVC door to rear garden, tiled floor and ceiling light point.

### **GROUND FLOOR BATHROOM**

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to side.

### **FIRST FLOOR LANDING**

having UPVC double glazed window to side and wall light point.

### **BEDROOM NO 1**

3.46m x 3.05m (11' 4" x 10' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### **BEDROOM NO 2**

3.91m x 2.56m (12' 10" x 8' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator.

### **BEDROOM NO 3**

2.67m x 1.92m (8' 9" x 6' 4") having UPVC double glazed window to rear, wall light point and central heating radiator.

### **OUTSIDE**

#### **SMALL FORECOURT**

with pathway to front door.

#### **ENCLOSED REAR GARDEN**

with timber and walled surrounds, paved patio area, gravelled area 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band A with Walsall Council.

### **VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/20/06/24

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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 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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