



50 WILLOWS ROAD, WALSALL

This extended semi-detached house is conveniently located between Princes Avenue and Lincoln Road and, although in need of certain refurbishment, offers an excellent opportunity for the growing family. The property is within approximately five minutes walking distance of Walsall Arboretum and close to Walsall town centre and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

with double panel hot water radiator.

LOUNGE

13' 6" x 13' (4.12m x 3.96m) with tiled hearth and gas fire point, UPVC double glazed bow window, double panel hot water radiator, coved ceiling and two wall light points.

EXTENDED DINING KITCHEN

10' 8" x 17' 8" (3.25m x 5.39m) with part tiled walls, inset one and a half bowl sink unit with mixer tap, a full range of fitted base and wall cupboards, plumbing for automatic washing machine, double panel hot water radiator, UPVC double glazed windows to side and rear and door to rear.

STORES AREA

7' x 5' 7" (2.13m x 1.70m) with a range of fitted cupboards.

FULLY TILED SHOWER ROOM

having walk-in shower, w.c., wash hand basin, hot water radiator and UPVC double glazed window.

FIRST FLOOR LANDING



BEDROOM NO 1 (Front)

10' 10" x 9' 7" (3.30m x 2.92m) maximum, with UPVC double glazed window and hot water radiator.

BEDROOM NO 2 (Rear)

10' x 8' (3.05m x 2.44m) with UPVC double glazed window and hot water radiator.

BEDROOM NO 3 (Rear)

8' 10" x 8' (2.69m x 2.44m) with UPVC double glazed window, hot water radiator and also housing the central heating boiler.

SEPARATE W.C.

with tiled walls, w.c., wash hand basin and UPVC double glazed window.

OUTSIDE

TARMACADAM DRIVEWAY

providing off-road parking facilities for several vehicles and small bordered garden area.

A separate SIDE ACCESS leads to the:

ENCLOSED REAR GARDEN

having raised paved patio area, ornamental pond, mature lawn and borders.

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.

AP/DBH/14/05/25

© FRASER WOOD 2025.

MONEY LAUNDERING REGULATOINS

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.