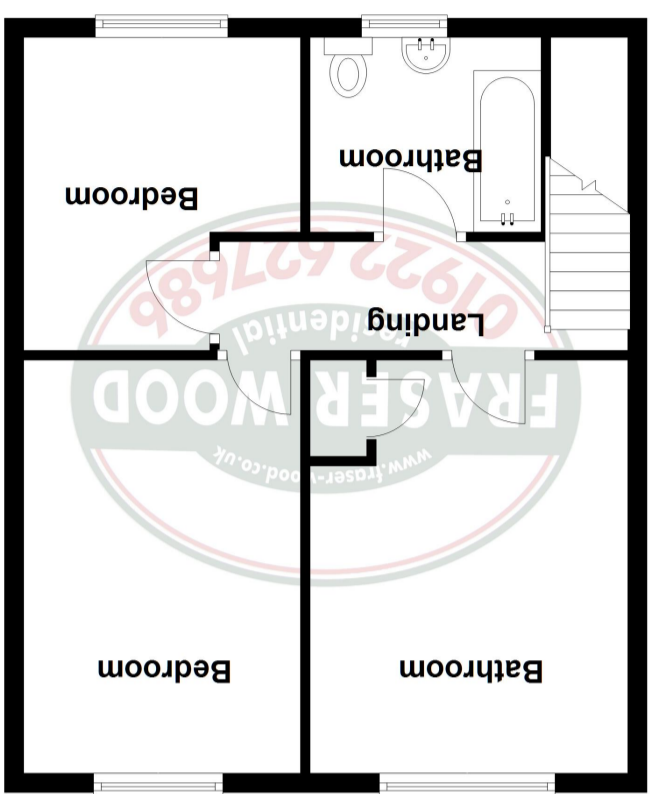


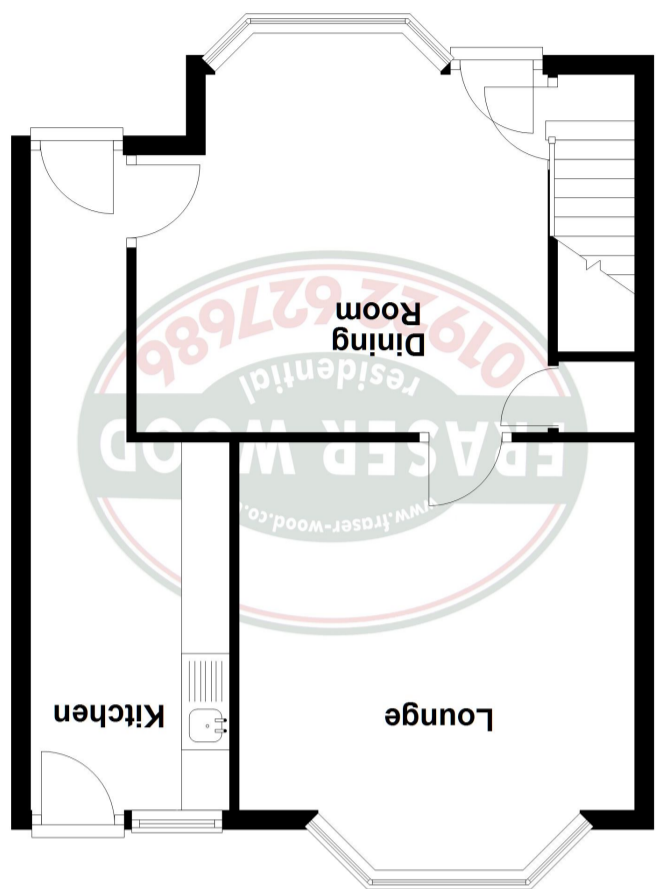


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	73
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



First Floor



Ground Floor



18 Lister Close, Beechdale, Walsall, WS2 7HP

OFFERS REGION £155,000



18 LISTER CLOSE, BEECHDALE, WALSALL

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

Although in need of certain modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

DINING ROOM

3.70m x 2.94m (12' 2" x 9' 8") having UPVC entrance door, UPVC double glazed window to front, ceiling light point, central heating radiator, laminate flooring, under stairs storage cupboard and stairs off to first floor.

LOUNGE

4.34m x 3.88m (14' 3" x 12' 9") having UPVC double glazed angular bay window to rear, ceiling light point, central heating radiator, laminate flooring, coved cornices and with brick built fireplace surround.

KITCHEN

3.68m minimum x 1.75m (12' 1" x 5' 9") 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, appliance space, tiled floor, ceiling light point, central heating radiator, UPVC double glazed door to front, UPVC double glazed window and access door to rear garden.

FIRST FLOOR LANDING

having ceiling light point and loft hatch.



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.

BEDROOM NO 1

3.68m x 3.25m (12' 1" x 10' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and airing cupboard off.

BEDROOM NO 2

3.48m x 2.43m (11' 5" x 8' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 3

3.57m x 2.42m (11' 9" x 7' 11") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

with white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, two ceiling light points, central heating radiator and two UPVC double glazed windows to front.



OUTSIDE

FRONT DRIVEWAY

providing off-road parking and pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, timber garden shed and cold water hose tap.

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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/18/04/24

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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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