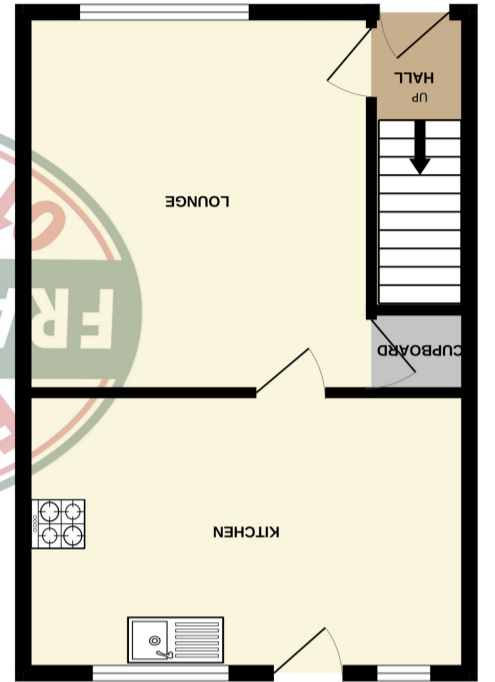
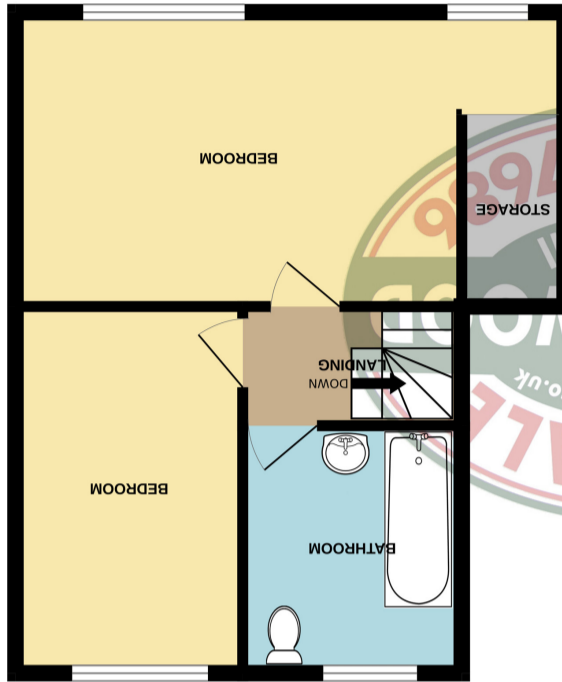




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
85	68



93 Dickinson Drive, Walsall, WS2 9DR

OFFERS REGION £150,000



## 93 DICKINSON DRIVE, WALSALL

Conveniently situated two bedroomed mid-town house located in this popular residential area, being well served by all amenities including public transport services to the nearby centres of Walsall, Wednesbury and Darlaston, schools for children of all ages, local shopping facilities at Morrisons Superstore and Broadwalk Retail Park and Junction 9 of the M6 Motorway provides access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain, the accommodation briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having entrance door, ceiling light point and stairs off to first floor.

### LOUNGE

3.95m x 3.52m (13' 0" x 11' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring, coved cornices and under stairs store cupboard.

### KITCHEN

4.91m x 2.39m (16' 1" x 7' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, tiled floor, two ceiling light points, central heating radiator, UPVC double glazed windows to side and rear and with access door to rear garden.

### FIRST FLOOR LANDING

having ceiling light point and loft hatch.

### BEDROOM NO 1

5.98m maximum, 3.99m minimum x 2.76m (19' 7", 13' 1" x 9' 1") having two UPVC double glazed windows to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.08m x 2.31m (10' 1" x 7' 7") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BATHROOM

comprising panelled bath with fitted shower unit, 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 rear.

### OUTSIDE

#### FRONT DRIVEWAY

providing off-road parking.

#### ENCLOSED REAR GARDEN

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

### 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/04/11/24

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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.

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.

