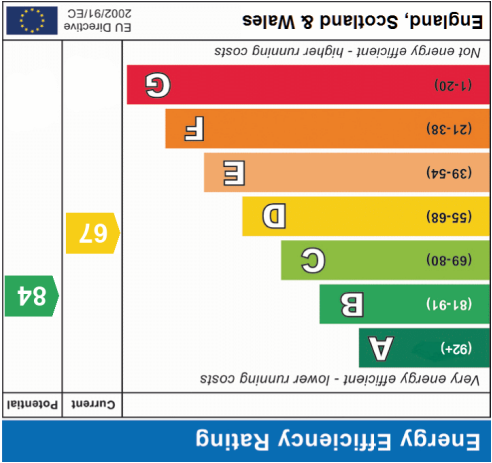
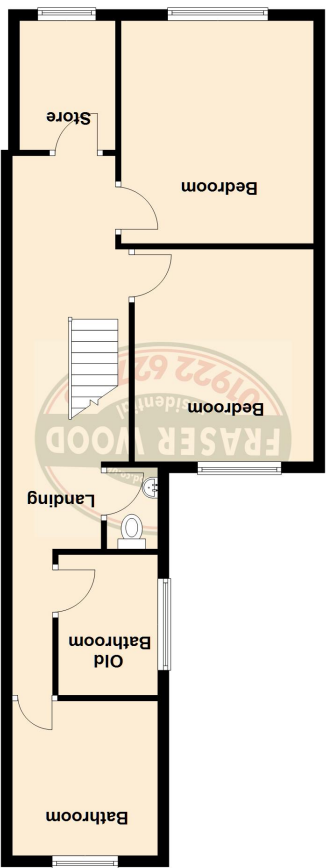
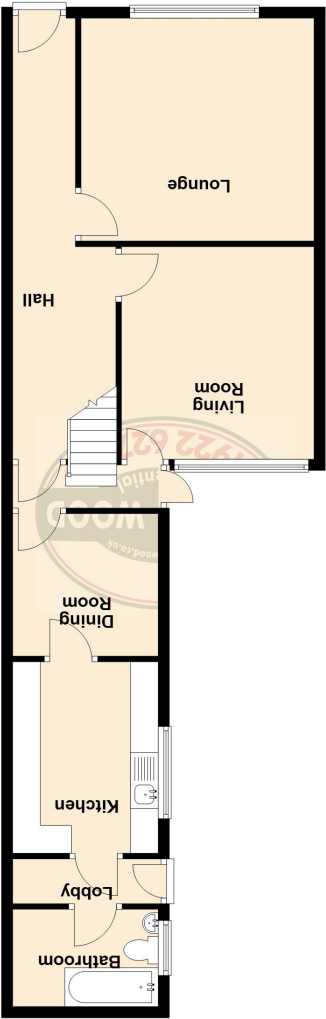




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 130.2 sq. metres (1401.9 sq. feet)



16 Bernard Street, Chuckery, Walsall, WS1 2LE

OFFERS REGION £240,000



16 BERNARD STREET, WALSALL

This spaciously proportioned four bedroomed terraced house occupies a convenient position in the popular Chuckery area of the town, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and within easy reach of Walsall town centre and the nearby Arboretum.

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

VESTIBULE

having entrance door and tiled floor.

RECEPTION HALL

having wooden entrance door, two ceiling light points, central heating radiator and stairs off to first floor.

FRONT RECEPTION ROOM

3.94m x 3.93m (12' 11" x 12' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and gas fire.

REAR RECEPTION ROOM

4.05m x 3.92m (13' 3" x 12' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and gas fire.

BREAKFAST ROOM

3.81m x 3.12m (12' 6" x 10' 3") having UPVC double glazed window to side, ceiling light point and central heating radiator.



KITCHEN

3.07m x 2.98m (10' 1" x 9' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, gas cooker point, ceiling light point, central heating boiler, appliance space tiled floor and UPVC double glazed window to side.

LOBBY

having UPVC door to side 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., walk-in shower, fully tiled walls, electric fan heater and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having ceiling light point and loft hatch.

BEDROOM NO 1

3.96m x 3.94m (13' 0" x 12' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator.

BEDROOM NO 2

3.95m x 3.07m (13' 0" x 10' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

3.82m x 2.19m (12' 6" x 7' 2") having UPVC double glazed window to side, ceiling light point and central heating radiator.

BEDROOM NO 4

3.14m x 2.11m (10' 4" x 6' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



STOREROOM

2.58m x 1.07m (8' 6" x 3' 6") having UPVC double glazed window to front and ceiling light point

W.C.

having low flush w.c., pedestal wash hand basin, ceiling light point and UPVC double glazed window to side.

OUTSIDE

FOREGARDEN

with pathway to front door.

YARD leading to FURTHER GARDEN.

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/DBH/04/02/25

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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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