

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.







**189 SANDWELL STREET, WALSALL**

This semi-detached house is conveniently located in this popular residential area of the Borough, being well served by all amenities, including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities at Caldmore Green and Walsall town centre is within easy reach.

The property has the benefit of vehicular rear access from Follyhouse Lane to a timber garage at the rear and briefly comprises the following:- (all measurements approximate)

**RECEPTION HALL**

having UPVC entrance door, ceiling light point, central heating radiator and coved cornices.

**DINING ROOM**

3.50m x 3.31m (11' 6" x 10' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and fitted gas fire.

**LOUNGE**

4.38m x 3.82m (14' 4" x 12' 6") having double glazed window to rear, ceiling light point, central heating radiator, coved cornices and brick built fireplace surround with electric fire.

**LOBBY**

having door to side, ceiling light point, built-in store cupboard and stairs off to first floor.

**KITCHEN**

3.56m x 2.74m (11' 8" x 9' 0") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, electric cooker point with extractor hood over, appliance space, strip light, central heating radiator and UPVC double glazed window to side.

**GROUND FLOOR SHOWER ROOM**

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, tiled splash back surrounds, strip light, central heating radiator and UPVC double glazed window to side.

**SEPARATE W.C.**

having low flush w.c., strip light, part tiled walls and UPVC double glazed window to side.

**REAR VERANDAH**

having UPVC double glazed windows, wall light point, plumbing for automatic washing machine and UPVC double glazed door to rear garden.

**FIRST FLOOR LANDING**

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

**BEDROOM NO 1**

3.72m x 3.62m (12' 2" x 11' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.

**BEDROOM NO 2**

3.84m x 3.47m (12' 7" x 11' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BEDROOM NO 3**

2.74m x 2.56m (9' 0" x 8' 5") minimum, having UPVC double glazed window to side, ceiling light point, central heating radiator, built-in store cupboard and airing cupboard off housing the central heating boiler.

**OUTSIDE**

**SMALL FOREGARDEN**

with pathway to front door.

**REAR GARDEN**

having yard with steps leading to lawn, a variety of trees and bushes and with access to timber garage.

**GARAGE**

of timber construction, with vehicular access from Follyhouse Lane.

**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 B with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/23/05/25

© FRASER WOOD 2025.

**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.