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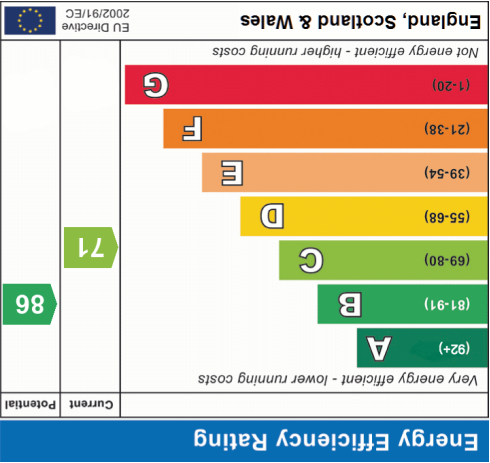


Ground Floor  
Approx. 43.6 sq. metres (469.4 sq. feet)



First Floor  
Approx. 34.8 sq. metres (374.1 sq. feet)

Total area: approx. 78.4 sq. metres (843.6 sq. feet)



21 The Cloisters, Walsall, WS4 2AJ

OFFERS REGION £185,000







**21 THE CLOISTERS, WALSALL**

This conveniently located semi-detached house occupies a pleasant position in this quiet cul-de-sac within reasonable walking distance of Walsall town centre as well as the local beauty spot the Arboretum. The property is close to Queen Mary’s High School, located at the end of the cul-de-sac. The property has the benefit of gas fired central heating and UPVC double glazed windows and briefly comprises the following:- (all measurements approximate)

**RECEPTION HALL**

with hot water radiator and small store cupboard beneath stairs.

**REAR LOUNGE/DINING ROOM**

14’ 8” x 12’ 6” (4.47m x 3.81m) having gas fire point, hot water radiator and double glazed patio doors leading to rear conservatory.

**CONSERVATORY**

10’ x 8’ (3.05m x 2.44m) with UPVC double glazed windows and access door to rear garden.

**KITCHEN**

13’ 3” x 6’ (4.04m x 1.83m) with part tiled walls and a full range of fitted base and wall cupboards, work surfaces, inset stainless steel sink unit, UPVC double glazed window and hot water radiator.

**FIRST FLOOR LANDING**

with airing cupboard off.

**BEDROOM NO 1 (Front)**

9’ 3” x 9’ (2.82m x 2.74m) plus additional 3’ 8” x 3’ 8” (1.11m x 1.11m) with hot water radiator and two UPVC double glazed windows.



**BEDROOM NO 2 (Rear)**

12’ 9” x 7’ 6” (3.89m x 2.29m) plus additional 5’ 10” x 1’ 10” (1.78m x 0.55m) with hot water radiator and two UPVC double glazed windows.

**PART TILED SHOWER ROOM**

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

**OUTSIDE**

**SMALL FOREGARDEN**

**TWO CAR PARKING SPACES**

identified with the lettering “21”.

**ENCLOSED REAR GARDEN**

which is mainly laid to lawn with 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 understand 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/16/04/25

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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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