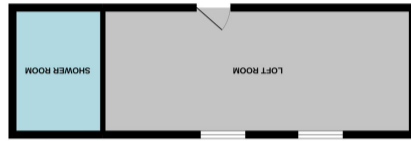




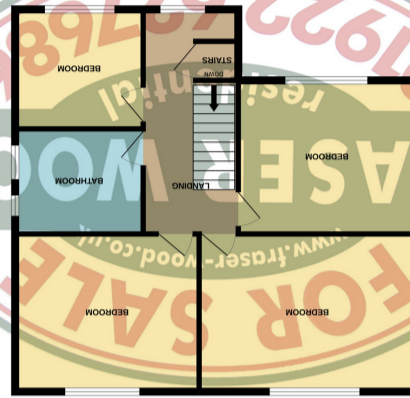
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view 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. Made with Metropix ©2022

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
31	78



2ND FLOOR



1ST FLOOR



GROUND FLOOR



407 Birmingham Road, Walsall, WS5 3NT

OFFERS IN THE REGION £430,000



407 BIRMINGHAM ROAD, WALSALL

This spaciously proportioned traditional style semi-detached house occupies a pleasant position in this sought after and highly regarded residential area of the Borough, being well served by all amenities, including public transport services to Walsall and Birmingham City Centre, a good range of schools for children of all ages and the M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6 km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to fully appreciate the family accommodation, which briefly comprises the following:- (all measurements approximate)



PORCH

Having upvc entrance door, ceiling light point, radiator and upvc double glazed window to side.

RECEPTION HALL

Having entrance door, ceiling light point, radiator, under stairs storage space, upvc double glazed window to front and stairs off to first floor.

GUEST CLOAKROOM

Having low level WC, wash hand basin with vanity unit under, fully tiled walls, ceiling light point and tiled floor.

SITTING ROOM

3.50m x 3.99m (11' 6" x 13' 1") Having upvc double glazed window to front, ceiling light point, radiator, three wall light points and feature fireplace surround with electric fire.

LOUNGE

3.56m x 5.06m (11' 8" x 16' 7") Having upvc double glazed French doors to rear garden, ceiling light point, radiator, coved cornices, feature fireplace surround with fitted gas fire.



KITCHEN

2.74m x 4.43m (9' 0" x 14' 6") Having inset stainless steel sink unit, wall, base and drawer cupboards, toll top working surfaces, tiled splashback surrounds, gas cooker point further built in oven, appliance space, ceiling light point, radiator and upvc double glazed windows to rear.

LOBBY

Having upvc door to side and ceiling light point.

UTILITY/STORE

Having upvc double glazed door to front, power and lighting, radiator, plumbing for automatic washing machine, central heating boiler and cold water tap.

FIRST FLOOR LANDING

Having upvc double glazed window to front, ceiling light point, radiator and stairs off to second floor.

BEDROOM ONE

3.50m x 3.63m (11' 6" x 11' 11") Having upvc double glazed window to front, ceiling light point, radiator and built in wardrobes.

BEDROOM TWO

3.62m x 4.50m (11' 11" x 14' 9") Having upvc double glazed window to rear, ceiling light point, radiator and built in store cupboard.

BEDROOM THREE

3.55m x 3.94m (11' 8" x 12' 11") Having upvc double glazed window to rear ceiling light point and radiator.

BEDROOM FOUR

2.70m x 2.82m (8' 10" x 9' 3") Having upvc double glazed window to front, ceiling light point, radiator and built in store cupboard.



BATHROOM

Having freestanding bath with telephone style shower attachment, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, fully tiled walls, pin spot lighting, radiator and two upvc double glazed windows to side.

LOFT ROOM / STORE

2.47m minimum x 5.63m minimum (8' 1" x 18' 6") Having two velux windows to rear, ceiling light point, radiator and various store cupboards.

SHOWER ROOM

Having shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail, ceiling light point, extractor fan and velux window to rear.

FRONT DRIVEWAY

Providing off road parking for several vehicles.

ENCLOSED REAR GARDEN

With timber fencing surround, paved patio area, lawn, timber garden shed 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 that the property is listed under Council Tax Band E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/18/04

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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.

