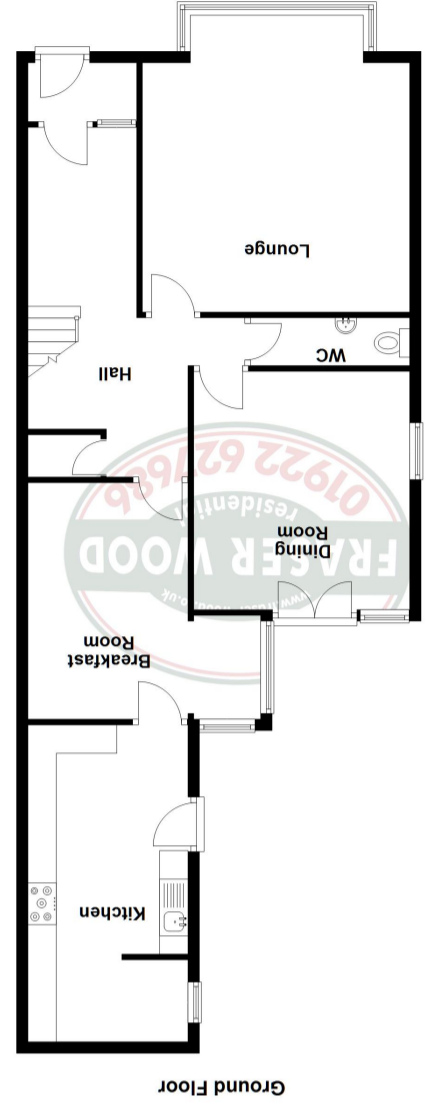
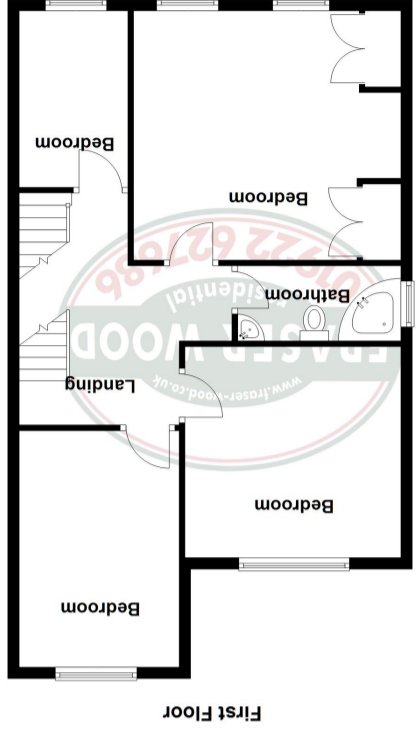
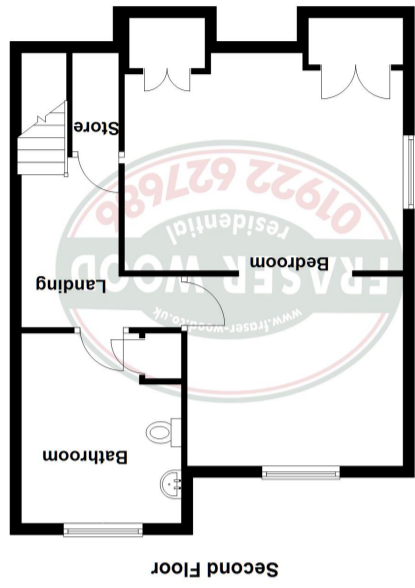




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	52
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



19 Broadway North, Walsall, WS1 2QG

OFFERS REGION £370,000



19 BROADWAY NORTH, WALSALL

This spaciously proportioned, five bedroomed, period semi-detached house occupies a pleasant position in this sought after residential area of the Borough, within easy reach of Walsall town centre and Walsall Arboretum, a good range of both private and state schools for children of all ages and is well served by public transport services to neighbouring areas.

Viewing is highly recommended to fully appreciate the charm and character afforded by the well-presented family accommodation, which briefly comprises the following:- (all measurements approximate)

VESTIBULE

having entrance door and tiled floor.

RECEPTION HALL

having entrance door with leaded light effect stained glass, two ceiling light points, central heating radiator, feature Minton tiled flooring, coved cornices, picture rails, under stairs storage cupboard and stairs off to first floor.

LOUNGE

4.31m x 3.82m excluding bay (14' 2" x 12' 6") having square bay window to front with secondary glazing, ceiling light point, two central heating radiators, coved cornices and feature fireplace surround with fitted gas fire.

GUEST CLOAKROOM

having high flush w.c., pedestal wash hand basin, ceiling light point, tiled floor and leaded light effect stained glass window.

SITTING ROOM

4.13m x 3.50m (13' 7" x 11' 6") having windows to side and rear, ceiling light point, central heating radiator, coved cornices, picture rails, feature fireplace surround with open fire and double doors leading to rear garden.

BREAKFAST ROOM

3.81m x 3.70m maximum (12' 6" x 12' 2") having square bay window to side, ceiling light point, central heating radiator and tiled floor.



KITCHEN

4.66m x 2.61m (15' 3" x 8' 7") having inset Belfast sink unit, granite work surfaces, various drawer units, gas cooker point, tiled floor, appliance space, plumbing for automatic washing machine and dishwasher, three ceiling light points and three wall light points, Bosch central heating boiler, two windows to side and a stable style door to rear garden.

FIRST FLOOR LANDING

having ceiling light point, central heating radiator and stairs off to second floor.

BEDROOM NO 1

3.95m x 3.88m (13' 0" x 12' 9") having two windows to front, ceiling light point, two wall light points, central heating radiator, two built-in wardrobes - one housing wash hand basin.

BEDROOM NO 2

3.53m x 3.48m (11' 7" x 11' 5") having window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 3

3.98m x 2.66m (13' 1" x 8' 9") having window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 4

2.71m x 1.72m (8' 11" x 5' 8") having window to front, ceiling light point and built-in wardrobe.

BATHROOM

having white suite comprising Jacuzzi style corner bath, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rails and window to side.

SECOND FLOOR LANDING

having window to rear and wall light point.



BEDROOM NO 5 including OFFICE AREA

7.46m maximum x 4.42m (24' 6" x 14' 6") having window to side and rear, two ceiling light points, two central heating radiators and fitted wardrobes with cupboards above.

W.C.

2.73m x 2.61m (8' 11" x 8' 7") having low flush w.c., wash hand basin with vanity unit under, ceiling light point, heated towel rails, cupboard and with window to rear.

OUTSIDE

LAWNED FOREGARDEN

with steps and pathway providing access to the front entrance door.

ENCLOSED REAR GARDEN

having timber and walled surrounds, paved patio area, lawn, well stocked flower and shrub borders, greenhouse, cold water hose tap, a variety of trees and bushes, TWO BRICK BUILT STORAGE SHEDS and COAL SHED, and side access 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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/18/10/24

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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.

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