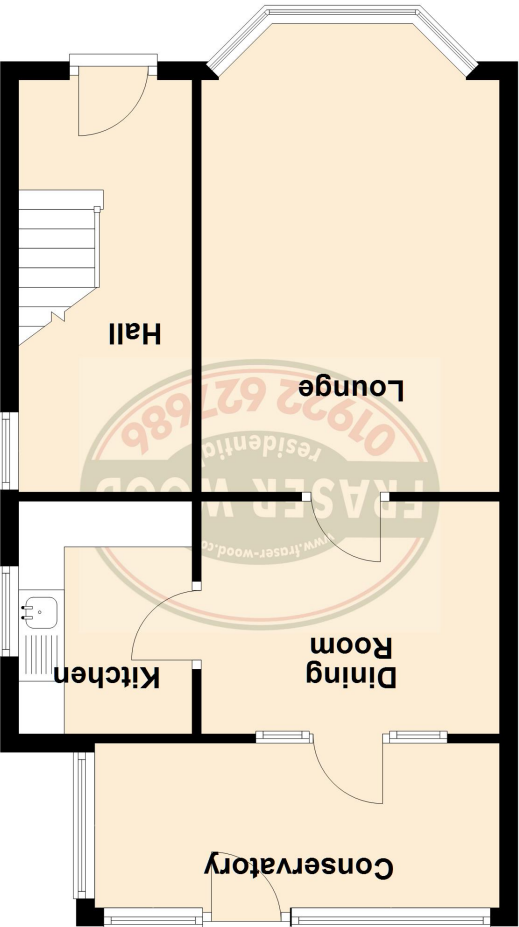


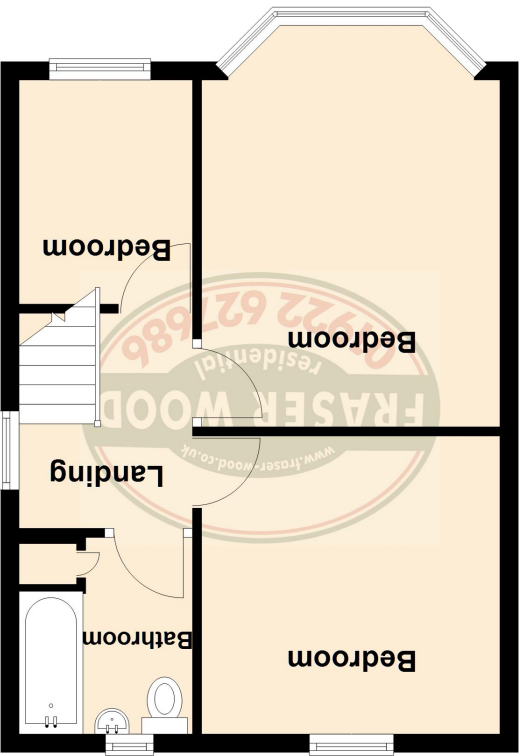


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

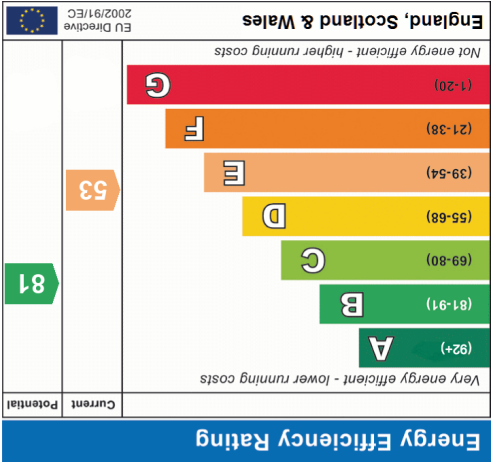
Total area: approx. 84.9 sq. metres (913.5 sq. feet)



Ground Floor
Approx. 46.7 sq. metres (502.2 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.2 sq. feet)



68 Wrexham Avenue, Walsall, WS2 0DQ

OFFERS REGION £169,950



68 WREXHAM AVENUE, WALSALL

This conveniently situated semi-detached house, although in need of modernisation/refurbishment, offers an excellent opportunity for the discerning purchaser.

The property is located in a cul-de-sac within reasonable distance of local shops, schools and public transport services along Wolverhampton Road West and the M6 Motorway at Junction 10 is within approximately 1km distance.

The accommodation briefly comprises the following:- (all measurements approximate)

HALLWAY

with hot water radiator and under stairs cupboard housing the central heating boiler.

FRONT RECEPTION ROOM

13' into bay x 11' (3.96m x 3.35m) with UPVC double glazed window, hot water radiator and access to:

REAR LOUNGE/SITTING ROOM

11' x 11' (3.35m x 3.35m) with wooden surround fireplace having marble hearth and inset with coal effect electric fire and with French door leading to:

REAR VERANDAH

12' 3" x 6' (3.73m x 1.83m) of wood construction and in poor condition.

SIDE KITCHEN

7' 7" x 5' 8" (2.31m x 1.73m) with stainless steel sink unit, base unit and wall mounted unit.



FIRST FLOOR LANDING

with UPVC double glazed window.

BEDROOM NO 1 (Front)

13' 5" into bay x 11' (4.09m x 3.35m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 2 (Rear)

11' x 11' (3.35m x 3.35m) with UPVC double glazed window and hot water radiator.

BEDROOM NO 3 (Front)

7' 2" x 6' (2.18m x 1.83m) with hot water radiator and UPVC double glazed window.

PART TILED BATHROOM

having panelled bath, w.c., wash hand basin, hot water radiator and UPVC double glazed window.

OUTSIDE

LAWNED FOREGARDEN

A separate SIDE PEDESTRIAN ACCESS leads to the:

ENCLOSED REAR GARDEN

which is mainly turfed.

AGENTS' NOTE

We are aware of the contents of a Coal Mining Report dated 5 August 2025, which indicates a mine entry within 20m of the subject property boundary at the rear in an adjoining sports field although the report indicates this was capped in 1990 and is not affecting the property.



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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/12/11/25

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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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