



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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or inaccuracy. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, fixtures and appliances shown have not been tested and no guarantee is made to their operability or efficiency can be given. Made with MyEnergy.co.uk

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy efficient - lower running costs	69
	85



24 Glaisedale Grove, Willenhall, WV13 1HB

OFFERS OVER £230,000



24 GLAISDALE GROVE, WILLENHALL

Conveniently situated modern style semi-detached house occupying a pleasant position in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and Junction 10 of the M6 Motorway provides ready access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain involved, the property affords an excellent opportunity for the first-time buyer or young family and briefly comprises the following accommodation:- (all measurements approximate)



RECEPTION HALL

having entrance door, ceiling light point, tiled floor and covered cornices.

LOUNGE

5.48m maximum x 3.57m (18' 0" x 11' 9") having window to rear, two ceiling light points, two central heating radiators, wooden flooring, coved cornices, feature fireplace surround with fitted gas fire, understairs storage cupboard, stairs off to first floor and a double glazed patio door to conservatory.



CONSERVATORY

4.64m x 2.86m (15' 3" x 9' 5") having UPVC double glazed windows, ceiling fan with light point, central heating radiator, tiled floor and UPVC double glazed door to rear garden.

KITCHEN

3.08m x 1.94m (10' 1" x 6' 4") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, strip light, central heating radiator, central heating boiler, tiled floor and UPVC double glazed window to front.



FIRST FLOOR LANDING

having ceiling light point and loft hatch.

BEDROOM NO 1

3.58m x 2.86m (11' 9" x 9' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices.

BEDROOM NO 2

3.12m x 2.68m (10' 3" x 8' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator.

BEDROOM NO 3

2.74m x 2.22m (9' 0" x 7' 3") having UPVC double glazed window to rear, ceiling light point, central heating radiator.



BATHROOM

having coloured suite comprising panelled bath with fitted shower unit, wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, airing cupboard and UPVC double glazed window to front.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking and pathway to front entrance door.

INTEGRAL GARAGE

5.13m x 2.45m (16' 10" x 8' 0") having up-and-over door, power and lighting.

ENCLOSED REAR GARDEN

having timber fencing surrounds, patio area, lawn, a variety of trees and shrubs 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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/12/03/26

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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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