



Do so privately if you are contemplating travelling some distance to view the property.

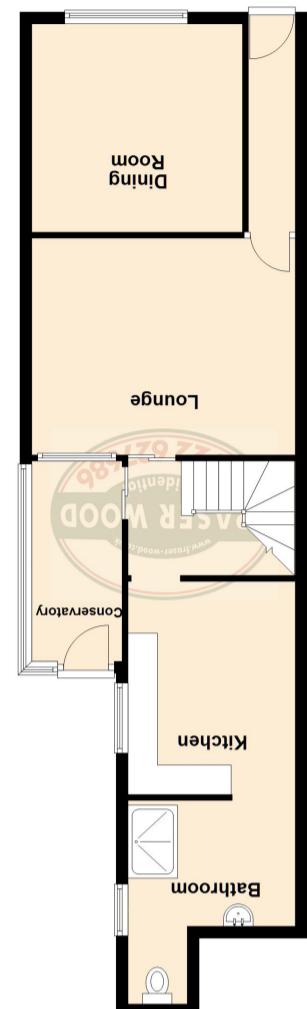
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.

Total area: approx. 113 sq. metres (1197.7 sq. feet)



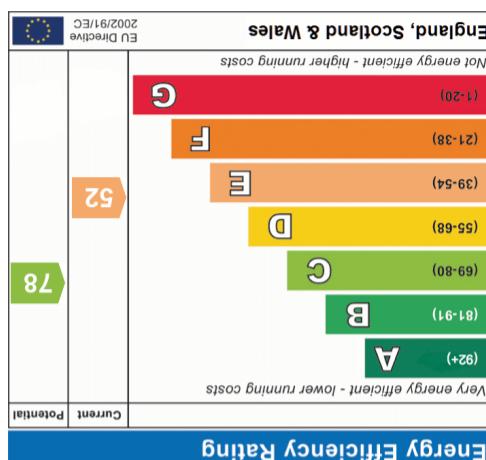
Approx. 49.0 sq. metres (527.0 sq. feet)

First Floor



Approx. 62.3 sq. metres (670.6 sq. feet)

Ground Floor



189 SANDWELL STREET, WALSALL

This semi-detached house is conveniently located in this popular residential area of the Borough, being well served by all amenities, including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities at Caldmore Green and Walsall town centre is within easy reach.

The property has the benefit of vehicular rear access from Follyhouse Lane to a timber garage at the rear and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator and coved cornices.

DINING ROOM

3.50m x 3.31m (11' 6" x 10' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and fitted electric fire.

LOUNGE

4.38m x 3.82m (14' 4" x 12' 6") having double glazed window to rear, ceiling light point, central heating radiator, coved cornices and brick built fireplace surround with electric fire.

LOBBY

having door to side, ceiling light point, built-in store cupboard and stairs off to first floor.



BEDROOM NO 2

3.84m x 3.47m (12' 7" x 11' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.74m x 2.56m (9' 0" x 8' 5") minimum, having UPVC double glazed window to side, ceiling light point, central heating radiator, built-in store cupboard and airing cupboard off housing the central heating boiler.

OUTSIDE

SMALL FOREGARDEN

with pathway to front door.

REAR GARDEN

having yard with steps leading to lawn, a variety of trees and bushes and with access to timber garage.

GARAGE

of timber construction, with vehicular access from Follyhouse Lane.

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/23/05/25

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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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