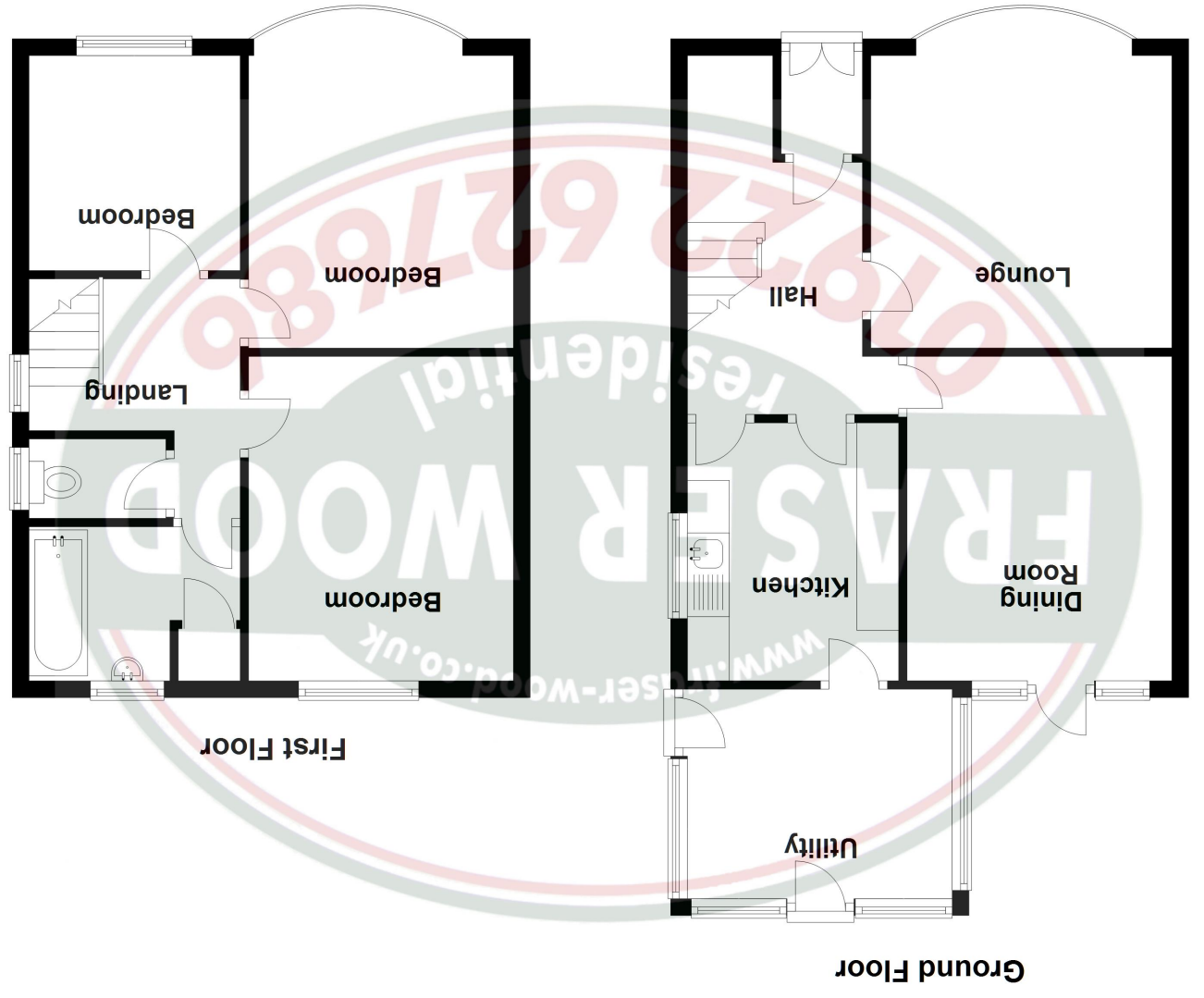
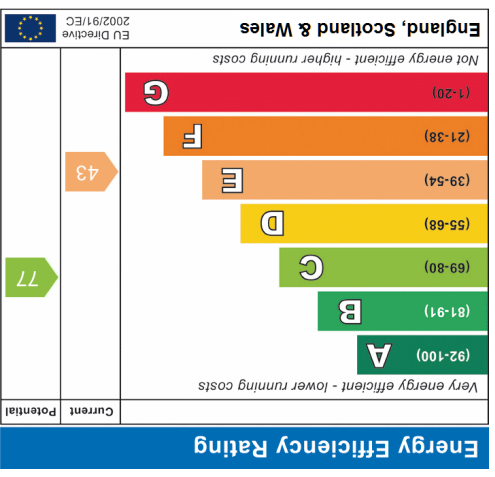




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



37 Lichfield Road, Rushall, Walsall, WS4 1NP

OFFERS REGION £340,000



37 LICHFIELD ROAD, RUSHALL, WALSALL

This conveniently situated, traditional style, detached house occupies a substantial size corner plot in this popular residential area of the Borough and is offered to the market with the benefit of planning permission for a two storey side extension (23/0202) and further planning permission for an 8 metre single storey pitched roof rear extension(22/1698).

Although in need of modernisation and improvement, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

ON THE GROUND FLOOR

PORCH

having UPVC entrance door.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator and stairs off to first floor.

LOUNGE

4.69m x 3.64m (15' 5" x 11' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, four wall light points, tiled fireplace surround with electric fire.

DINING ROOM

3.96m x 3.15m (13' 0" x 10' 4") having UPVC double glazed door to rear garden, ceiling light point, central heating radiator, three wall light points, tiled fireplace surround with electric fire.

KITCHEN

2.96m x 2.58m (9' 9" x 8' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, working surfaces, plumbing for automatic washing machine, electric cooker point, strip light, central heating radiator, UPVC double glazed window to side and door to Verandah.

DOWNSTAIRS W.C. off

VERANDAH

3.39m x 2.43m (11' 1" x 8' 0") having windows and doors to side and rear.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.

BEDROOM NO 1

4.69m x 3.18m (15' 5" x 10' 5") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.95m x 3.16m (13' 0" x 10' 4") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.61m x 2.55m (8' 7" x 8' 4") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, ceiling light point, central heating radiator, tiled splash back surrounds, airing cupboard and UPVC double glazed window to rear.

SEPARATE W.C.

having low flush w.c., ceiling light point, part tiled walls and UPVC double glazed window to side.

OUTSIDE

EXTENSIVE FOREGARDEN

comprising lawn with a variety of trees and shrubs and pathway to front entrance.

EXTENSIVE REAR AND SIDE GARDEN

with lawn, mature trees and bushes, a variety of plants and shrubs, timber garden shed and DRIVEWAY to rear providing off-road parking facilities.

AGENTS' NOTE

The property is being sold with the benefit of planning permission for a two storey side extension, planning application number 23/0202, together with additional planning permission for a single storey pitched roof rear extension, approximately 8m deep from the original rear elevation, application number 22/1698. Further information is available from <https://go.walsall.gov.uk/planning-and-building-control>.

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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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/08/09/23

© FRASER WOOD 2023.

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.

