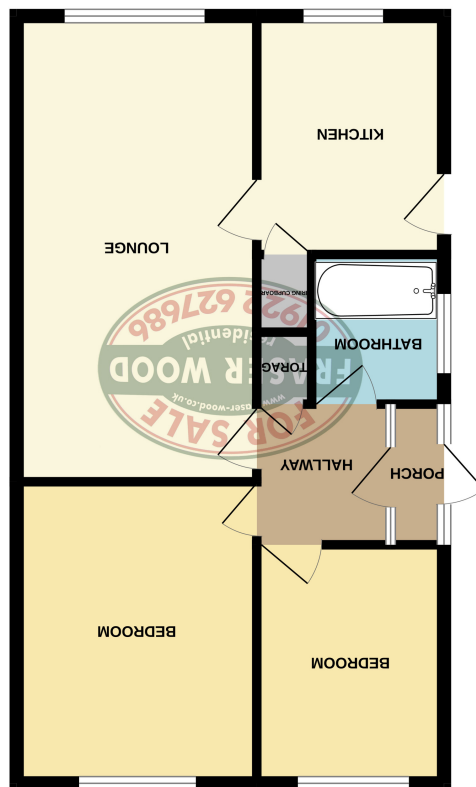




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the information contained herein, measurements, dimensions or specifications are given as an approximate guide only. The purchaser is advised to verify all measurements, dimensions or specifications before completion of the purchase. The purchaser is responsible for any errors or omissions. Fraser Wood Residential is not responsible for any errors or omissions. Fraser Wood Residential is not responsible for any errors or omissions.



GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
68	86
<b>Very energy efficient - lower running costs</b> A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) <b>Not energy efficient - higher running costs</b>	
England, Scotland & Wales EU Directive 2002/91/EC	



143 Furzebank Way, Short Heath, Willenhall, WV12 4BZ

OFFERS REGION £195,000





### 143 FURZEBANK WAY, WILLENHALL

This semi-detached bungalow occupies a pleasant position in this popular residential area of the Borough and is well served by all local amenities.

Offered to the market with the benefit of no upward chain involved, the accommodation briefly comprises the following:- (all measurements approximate)

#### PORCH

having UPVC entrance door and UPVC windows to front.

#### RECEPTION HALL

having glazed entrance door, ceiling light point, central heating radiator, airing cupboard with radiator and loft hatch.

#### LOUNGE

5.87m x 3.04m (19' 3" x 10' 0") having UPVC double glazed window to front, two ceiling light points, central heating radiator, two wall light points and fireplace surround with fitted gas fire.

#### KITCHEN

3.01m x 2.37m (9' 11" x 7' 9") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splashback surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, built-in store cupboard housing the central heating boiler, ceiling light point, central heating radiator, UPVC double glazed window to front and UPVC door to side.



#### BEDROOM NO 1

3.81m x 3.03m (12' 6" x 9' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes and cupboards.

#### BEDROOM NO 2

2.89m x 2.38m (9' 6" x 7' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

#### BATHROOM

having coloured suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to side.



#### OUTSIDE

##### LAWNED FOREGARDEN

with SIDE DRIVEWAY providing off-road parking for several vehicles.

##### GARAGE

having up-and-over entrance door.

##### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, a variety of trees and shrubs and with 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. Solar roof panels are installed - further details to be provided.

#### 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.

#### COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with Walsall Council.

#### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

#### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/26/01/24

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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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