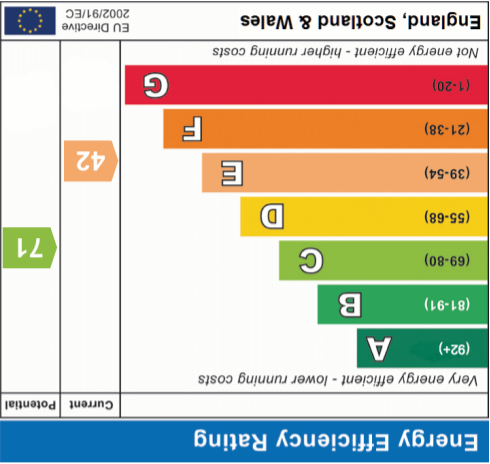




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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



35 Lichfield Road, Walsall, WS4 2HU

OFFERS REGION £295,000



35 LICHFIELD ROAD, WALSALL

This conveniently located semi-detached house in need of certain modernisation/refurbishment offers an excellent opportunity for the discerning purchaser to improve the accommodation to suit their own requirements.

The property is situated close to Walsall town centre, the renowned local beauty spot, Walsall Arboretum and is well served by schools for children of all ages and public transport services to neighbouring areas.

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



VESTIBULE ENTRANCE leading to:

HALLWAY

with Minton tiled flooring and two hot water radiators.

FRONT RECEPTION ROOM

16' into bay x 10' 9" (4.88m x 3.28m) with Adam style fireplace having tiled hearth and inset with electric fire.

REAR RECEPTION ROOM

12' 10" x 13' 7" (3.91m x 4.14m) with double doors opening on to the rear garden.

BREAKFAST ROOM

11' 6" to side bay window x 13' (3.51m x 3.96m) with double panel hot water radiator and what appears to be an original cast iron stove.



KITCHEN

13' x 9' (3.96m x 2.74m) with inset stainless steel sink unit, base and wall cupboards, work surfaces and plumbing for automatic washing machine.



FIRST FLOOR LANDIING

BEDROOM NO 1 (Front)

16' 2" x 16' 2" into bay (4.93m x 4.93m) with double panel hot water radiator and gas fire point.

BEDROOM NO 2 (Rear)

13' 10" x 12' 6" (4.22m x 3.81m) with double panel hot water radiator.

SPACIOUS WET ROOM

19' 3" x 9' (5.87m x 2.74) with electric shower, w.c., wash hand basin and double panel hot water radiator.



ON THE SECOND FLOOR

ATTIC ROOM (Side)

15' 8" x 8' 8" (4.78m x 2.64m) .

ATTIC ROOM (Rear)

16' 3" x 12' 8" (4.95m x 3.86m).

OUTSIDE

FRONT OFF-ROAD PARKING FACILITIES

A separate SIDE ACCESS leads to the:

ENCLOSED, OVERGROWN REAR GARDEN

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/26/01/26

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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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