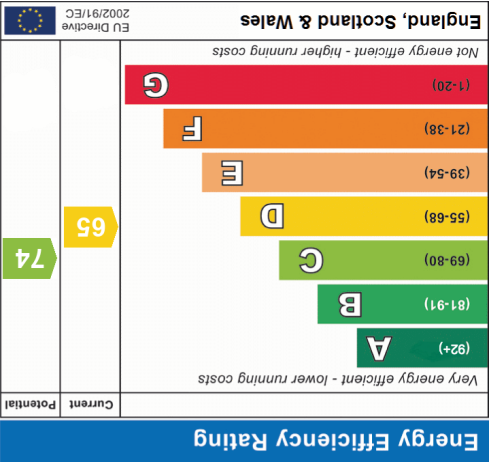




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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



8 Brockhurst Crescent, Walsall, WS5 4PW

OFFERS REGION £180,000



8 BROCKHURST CRESCENT, WALSALL

This deceptively spacious, three bedroomed semi-detached house is conveniently situated in this popular residential area, being well served by local amenities including public transport services along West Bromwich Road to both Walsall and West Bromwich town centres, local shopping facilities, schools for children of all ages and commuter rail services at Tamebridge Parkway, providing regular services to Birmingham City Centre.

The property is offered to the market with the benefit of no upward chain involved and briefly comprises the following:- (all measurements approximate)



PORCH

having UPVC sliding door and tiled floor.

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, under stairs storage cupboard, UPVC double glazed window to side and stairs off to first floor.

LOUNGE

4.48m x 4.05m (14' 8" x 13' 3") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and brick built fireplace surround.



DINING ROOM

3.99m x 3.14m (13' 1" x 10' 4") having double glazed sliding patio door to sunroom, ceiling light point, central heating radiator and gas fire.



KITCHEN

3.13m x 2.33m (10' 3" x 7' 8") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, ceiling light point, central heating radiator, wooden flooring and UPVC double glazed window to side.

SUNROOM

3.02m x 2.84m (9' 11" x 9' 4") having window and door to rear garden.

UTILITY ROOM

having inset stainless steel sink unit, roll top work surfaces, base cupboard, plumbing for automatic washing machine and UPVC double glazed window to rear.



GUEST CLOAKROOM

having low flush w.c., ceiling light point and UPVC double glazed window to rear.

FIRST FLOOR LANDING

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

BEDROOM NO 1

4.50m x 3.75m (14' 9" x 12' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes.

BEDROOM NO 2

4.44m x 2.65m (14' 7" x 8' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.



BEDROOM NO 3

2.95m x 2.03m (9' 8" x 6' 8") having UPVC double glazed window to front, ceiling light point, central heating radiator, built-in wardrobe and airing cupboard housing the central heating boiler.

SHOWER ROOM

having walk-in shower with fitted shower unit, wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed windows to side and rear.

OUTSIDE

PAVED FORECOURT

providing off-road parking facilities for a small vehicle and pathway to front entrance door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn and a variety of trees and bushes.

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/01/08/25

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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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