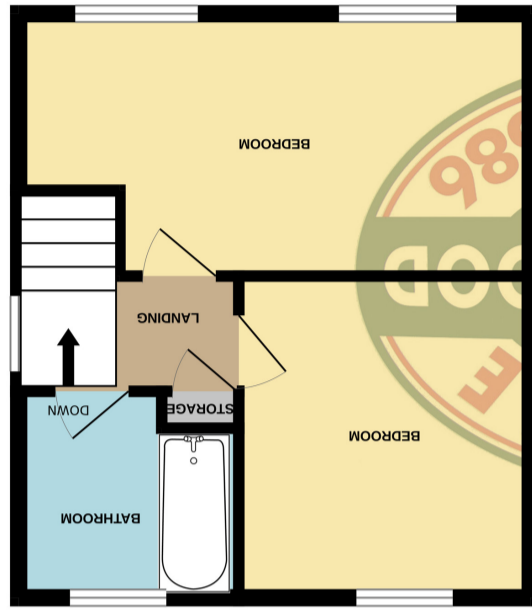




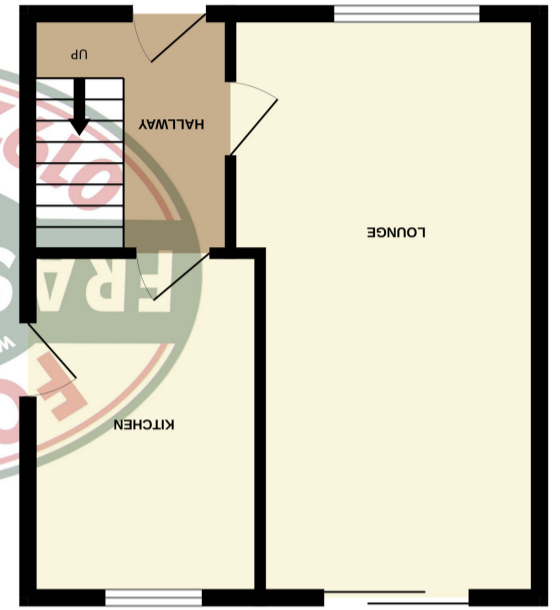
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92-100)
Very energy efficient - lower running costs	
56	86



1ST FLOOR



GROUND FLOOR



53 The Grove, Walsall, WS5 4BY

OFFERS IN REGION OF £160,000



53 THE GROVE, WALSALL

This conveniently situated and well presented, two bedroomed, semi-detached house affords an excellent opportunity for the first time purchaser or property investor.

The property is well served by local amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

We understand the house was previously of non-traditional construction but was re-built a number of years ago, the current seller has a Retrospective Certificate of Completion to cover the works carried out.

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

RECEPTION HALL

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

LOUNGE

6.05m x 3.22m (19' 10" x 10' 7") having UPVC double glazed window to front, two ceiling light points, two central heating radiators, three wall light points and UPVC double glazed patio doors to rear.

WELL EQUIPPED KITCHEN

3.62m x 2.28m (11' 11" x 7' 6") having inset stainless steel sink unit, fitted wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, plumbing for automatic washing machine, built-in store cupboard, under stairs storage space, strip light, UPVC double glazed window to rear and UPVC double glazed door to side.



FIRST FLOOR LANDING

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

BEDROOM NO 1

5.10m x 2.72m (16' 9" x 8' 11") having two UPVC double glazed windows to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.28m x 3.06m (10' 9" x 10' 0") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surround, ceiling light point, central heating radiator and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking facilities, lawned area and pathway to front entrance door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, artificial lawn, a variety of trees and shrubs and TWO OUTBUILDINGS providing useful external covered storage accommodation.

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 A with Sandwell Council.

AGENTS' NOTE

We understand the house was previously of non-traditional construction but was re-built a number of years ago, the current seller has a Retrospective Certificate of Completion to cover the works carried out.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/09/11/22

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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.