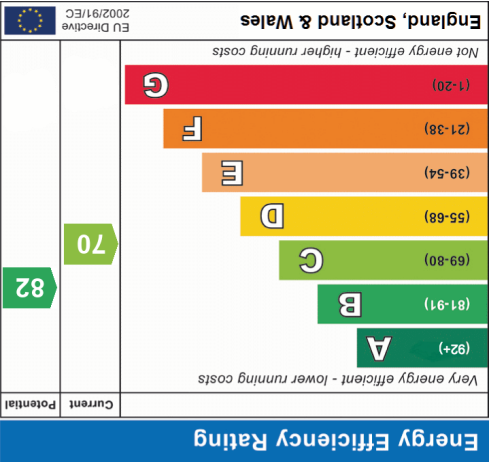




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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



105 Princes Avenue, Walsall, WS1 2DH

OFFERS REGION £490,000





105 PRINCES AVENUE, WALSALL

Viewing is highly recommended to fully appreciate the spaciouly proportioned family accommodation of this extended semi-detached house, which includes three reception rooms, a spacious L-shaped breakfast kitchen, ground floor wet room with w.c., four first floor bedrooms, en suite shower room and family bathroom, with a further two bedrooms and shower room located on the second floor.

The property is conveniently situated in this popular residential area of the town, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and a good range of schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools.

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

RECEPTION HALL

having UPVC entrance door, pin spot lighting, central heating radiator, tiled floor, under stairs storage space and stairs off to first floor.

LOUNGE

4.00m into bay x 3.87m (13' 1" x 12' 8") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, wooden flooring and feature fireplace surround with electric fire.

DINING ROOM

4.24m x 2.11m (13' 11" x 6' 11") having UPVC double glazed window to front, pin spot lighting, central heating radiator, tiled floor, coved cornices and five wall light points.

SITTING ROOM

4.00m x 3.52m (13' 1" x 11' 7") having UPVC double glazed French doors to rear garden, pin spot lighting, central heating radiator, two ceiling light points and tiled floor.

L-SHAPED KITCHEN

8.02m maximum x 6.24m maximum (26' 4" x 20' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces with tiled splash back surrounds, gas cooker point with extractor hood over, appliance space, plumbing for automatic washing machine, pin spot lighting with additional strip lights, sky lights and UPVC double glazed window to rear.

GROUND FLOOR WET ROOM/W.C.

having walk-in shower, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, extractor fan and airing cupboard.

FIRST FLOOR LANDING

having ceiling light point, central heating radiator and stairs off to second floor.

BEDROOM NO 1

5.29m x 3.85m (17' 4" x 12' 8") having UPVC double glazed window to rear, pin spot lighting, central heating radiator and wooden flooring.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, spot lighting, heated towel rail and UPVC double glazed window to rear.

BEDROOM NO 2

3.66m x 3.48m (12' 0" x 11' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and wooden flooring.

BEDROOM NO 3

3.48m x 3.16m (11' 5" x 10' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 4

3.31m x 2.13m (10' 10" x 7' 0") having UPVC double glazed window to front, central heating radiator, coved cornices and wooden flooring.

FAMILY BATHROOM

having white suite comprising corner bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and UPVC double glazed window to side.

SECOND FLOOR LANDING

having ceiling light point.

BEDROOM NO 5

4.56m x 2.89m (15' 0" x 9' 6") having UPVC double glazed window to rear, pin spot lighting, central heating radiator and wooden flooring.

BEDROOM NO 6

having UPVC double glazed window to front and ceiling light point.

ADDITIONAL ROOM

currently used for storage, having Velux window to rear and ceiling light point.

SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

CRETE PRINT DRIVEWAY

providing off-road parking facilities for several vehicles and pathway to front door.

TIERED REAR GARDEN

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

SERVICES

Company water, gas, electricity and mains drainage are available at the property, together with an electric car charging point. 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.

LS/DBH/11/07/25

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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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