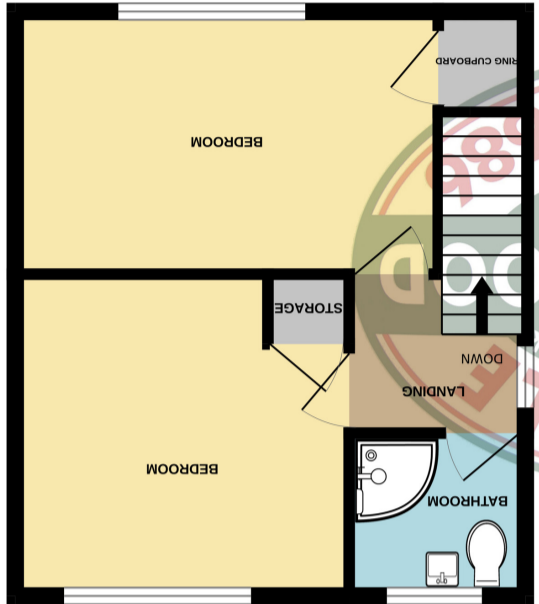




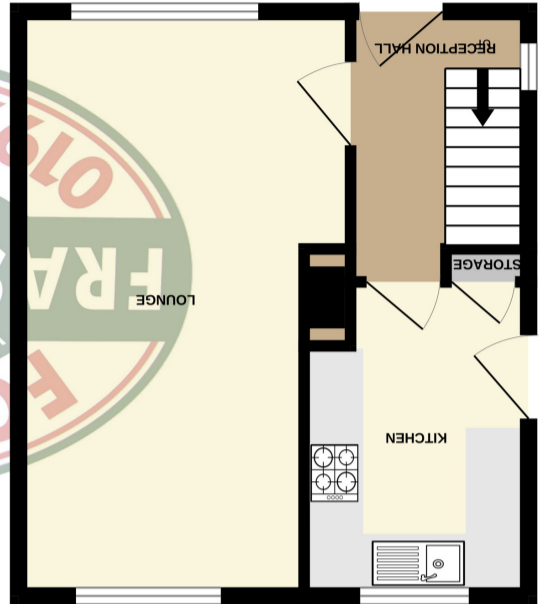
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view 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 ©2024

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+)
Very energy efficient - lower running costs	
55	78



1ST FLOOR



GROUND FLOOR



60 Leighs Road, Pelsall, WS4 1BZ

OFFERS REGION £200,000



60 LEIGHS ROAD, PELSALL

This well-presented two bedroomed semi-detached house has been the subject of complete refurbishment and offers an excellent opportunity for the discerning purchaser.

The property is conveniently situated for all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities within Pelsall village centre.

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

RECEPTION HALL

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

LOUNGE

5.96m x 3.32m (19' 7" x 10' 11") having UPVC double glazed window to front, two ceiling light points, two central heating radiators and UPVC double glazed window to rear.

RE-FITTED KITCHEN

3.16m x 2.15m (10' 4" x 7' 1") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, central heating boiler, appliance space, strip light, three quarter height larder unit, built-in store cupboard, UPVC double glazed window to rear and UPVC door to side.



FIRST FLOOR LANDING

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

BEDROOM NO 1

4.30m x 2.62m (14' 1" x 8' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 2

3.32m x 3.11m (10' 11" x 10' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.



SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles.

ENCLOSED REAR GARDEN

with timber fencing surrounds, gravelled area, lawn, brick built storage shed, cold water hose tap and 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.



TENURE

We understand from Land Registry records that the property is FREEHOLD.

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 Walsall Council.

AGENTS' NOTE

We understand from the vendor that there is certification for 3 years for NIC EIC and 12 months for Gas Safe Home Owner Certificate and Cavity Wall Insulation, although we have not seen any documentation to verify this and prospective purchaser should clarify the position via their solicitors.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/25/10/24

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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.

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.