



28 Jesson Road, Walsall, WS1 3AS

OFFERS REGION £565,000

28 JESSON ROAD, WALSALL

Located in this prominent and well respected area of Walsall in this relatively quiet neighbourhood close to Six Ways Junction with access to neighbouring centres via public transport services along either Sutton Road or Birmingham Road, this well-presented and spaciouly proportioned, extended detached family house includes many original and restored features which can only be appreciated from an internal inspection.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door and tiled floor.

RECEPTION HALL

having entrance door, two wall light points, central heating radiator, wood flooring, coved cornices, two under stairs storage cupboards and stairs off to first floor.

SITTING ROOM

4.63m x 3.66m (15' 2" x 12' 0") having UPVC double glazed bay window to front, ceiling light point, central heating radiator, coved cornices, picture rails and feature fireplace surround with fitted gas fire.

LOUNGE

5.03m x 3.67m (16' 6" x 12' 0") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator, coved cornices, picture rails, feature fireplace surround with fitted gas fire.

BREAKFAST KITCHEN

8.14m x 2.97m (26' 8" x 9' 9") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with five-ring gas hob and extractor hood over, integrated appliances, plumbing for automatic washing machine, pin spot lighting with an additional ceiling light point, central heating radiator, coved cornices, tiled floor and UPVC double glazed windows to side.





WET ROOM

having walk-in shower, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and UPVC double glazed windows to side and rear.

FIRST FLOOR LANDING

having UPVC double glazed window to side, two ceiling light points, central heating radiator, loft hatch and coved cornices.



BEDROOM NO 1

4.02m x 3.75m (13' 2" x 12' 4") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point and extractor fan.



BEDROOM NO 2

4.27m x 3.03m (14' 0" x 9' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and built-in mirrored wardrobes.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, ceiling light point and UPVC double glazed window to side.

BEDROOM NO 3

3.88m x 3.76m (12' 9" x 12' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 4

3.67m x 2.83m (12' 0" x 9' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 5

3.05m x 2.41m (10' 0" x 7' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

FAMILY BATHROOM

having white suite comprising corner bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator, airing cupboard and UPVC double glazed window to rear.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

LARGE GARAGE

7.32m x 3.80m (24' 0" x 12' 6") having roller shutter door to front, power and lighting and roller shutter door to rear garden.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes and with cold water hose tap.

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 E with Walsall Council.





VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/27/01/25

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MONEY LAUNDERING REGULATIONS

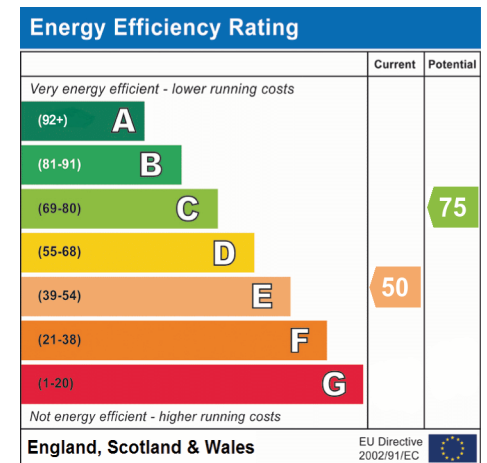
Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.



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.

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.



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www.fraser-wood.co.uk

Fraser Wood 15 / 16 Lichfield Street Walsall WS1 1TS

