



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.

Total area: approx. 83.1 sq. metres

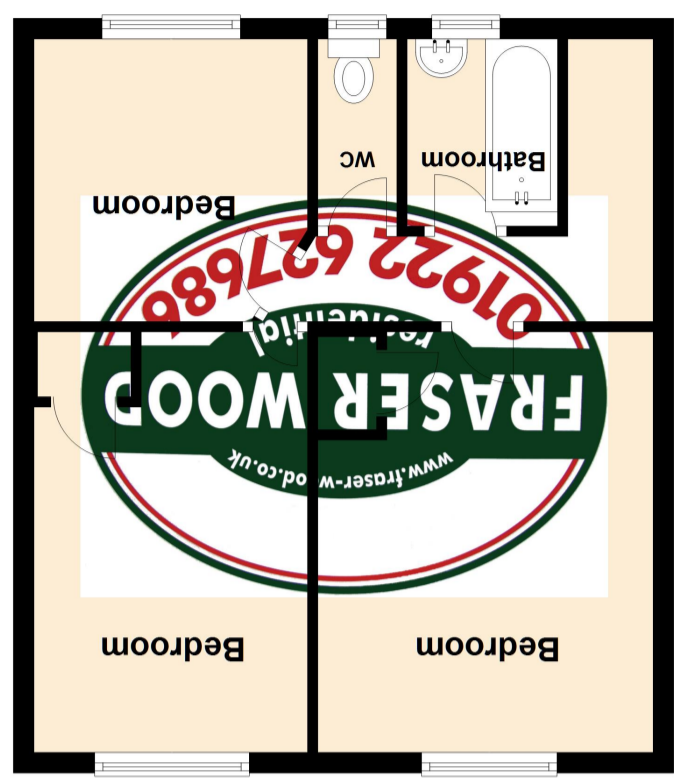
Energy Efficiency Rating	
Current	Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Very energy efficient - lower running costs

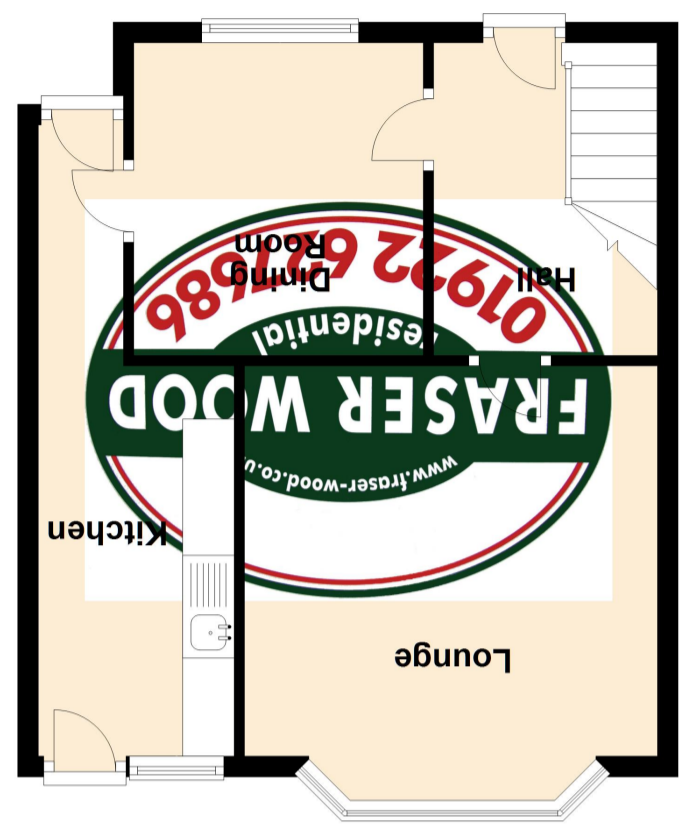
Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC



First Floor
Approx. 41.7 sq. metres



Ground Floor
Approx. 41.4 sq. metres



15 Edison Road, Walsall, WS2 7HA

OFFERS REGION £149,950



15 EDISON ROAD, WALSALL

This mid-town house is conveniently located on the Beechdale Estate and is well served by local amenities close by.

Although in need of modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:

ON THE GROUND FLOOR

GLAZED PORCH

leading to:

RECEPTION HALL

with hot water radiator.

REAR LOUNGE

15' 3" x 13' (4.65m x 3.96m) having as its focal point a wooden fireplace surround with coal effect gas fire, hot water radiator and UPVC single glazed bay window.

FRONT DINING ROOM

10' x 8' 9" (3.05m x 2.67m) with corner coal effect gas fire and UPVC double glazed bow window.

REAR KITCHEN

14' 7" x 6' (4.45m x 1.83m) with inset one and a half bowl sink unit with mixer tap above, a range of fitted base and wall cupboards, UPVC double glazed rear window and access door to rear garden.



FIRST FLOOR LANDING

BEDROOM NO 1 (Rear)

11' x 12' 7" (3.35m x 3.84m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 2 (Rear)

12' 5" x 8' 4" (3.79m x 2.54m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 3 (Front)

9' x 8' 2" (2.74m x 2.49m) with UPVC double glazed window.

BATHROOM

having bath with Triton Bali electric shower over, wash hand basin, hot water radiator and UPVC double glazed window.

SEPARATE W.C.

with UPVC double glazed window.

OUTSIDE

BLOCK PAVED FOREGARDEN with fencing.

ENCLOSED REAR GARDEN

with paved patio area and a variety of differing style timber sheds/stores.



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 Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/14/09/23

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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.