

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.

Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)

Lounge

Kitchen

Bathroom

First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)

Bedroom

Bedroom

Landing

Bedroom

Bathroom

Total area: approx. 78.8 sq. metres (848.3 sq. feet)

Energy Efficiency Rating

Current

Potential

A

B

C

D

E

F

G

(92+)

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-20)

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

36 Redhouse Street, Walsall, WS1 4BE

OFFERS REGION £160,000



36 REDHOUSE STREET, WALSALL

This three bedroomed end town house is conveniently located in this popular residential area close to local shopping facilities in Caldmore Green and Palfrey and is well served by schools for children of all ages and regular public transport services to West Bromwich and Walsall centres.

Although in need of modernisation and refurbishment, the property affords an excellent opportunity for the discerning purchaser to improve the accommodation to their own requirements and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point and stairs off to first floor.

LOUNGE

4.59m x 3.65m (15' 1" x 12' 0") having window to front, ceiling light point and gas fire.

KITCHEN

4.66m x 2.11m (15' 3" x 6' 11") having inset stainless steel sink unit, base and drawer cupboards, roll top work surface, tiled splash back surrounds, appliance space, ceiling light point, extractor fan, built-in store cupboard, window to rear and door to rear lobby.

REAR LOBBY

having ceiling light point and with access door to rear garden.

W.C. off

having high flush w.c., ceiling light point and window to side.



FIRST FLOOR LANDING

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

BEDROOM NO 1

3.72m x 2.72m (12' 2" x 8' 11") having window to front and ceiling light point.

BEDROOM NO 2

3.15m x 2.71m (10' 4" x 8' 11") having window to rear, ceiling light point and built-in store cupboard.

BEDROOM NO 3

2.85m x 2.18m (9' 4" x 7' 2") having window to rear and ceiling light point.

BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surround, ceiling light point and window to side.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking and pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn 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 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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/05/12/25

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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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