



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.



East Lynne, 202 Lichfield Road,  
Walsall Wood, WS9 9PD

OFFERS REGION £335,000

## EAST LYNNE, 202 LICHFIELD ROAD, WALSALL WOOD

This traditional style detached house, although in need of complete modernisation/refurbishment, offers an excellent opportunity for the discerning purchaser to be able to improve the accommodation to suit their own requirements, to include extension, if required, subject to necessary planning permission, together with the potential, subject to planning, for a separate dwelling to the side between numbers 202 and 198 Lichfield Road. No planning or discussions have taken place with Walsall MBC in connection with this but we would assume that permission should be highly likely to be obtained using the present driveway for 202.

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

### HALLWAY

with storage cupboard off.

### FRONT RECEPTION ROOM

14' 9" into bay x 12' 3" (4.50m x 3.73m) with leaded front windows.

### REAR SITTING ROOM

16' x 10' 5" (4.88m x 3.18m) with tiled fireplace and hearth.

### KITCHEN

9' 8" x 8' 8" (2.95m x 2.64m) with part tiled walls, inset stainless steel sink unit with mixer tap and Butler's Pantry off.

### LOBBY

with UPVC double glazed door to rear and providing access to a STORES and OUTSIDE W.C. with access from the garden (not inspected).

### FIRST FLOOR LANDING

### BEDROOM NO 1 (Front)

15' 7" into bay x 12' (4.75m x 3.66m)

### BEDROOM NO 2 (Rear)

12' x 10' 6" (3.66m x 3.20m) with UPVC double glazed window.

### BEDROOM NO 3 (Front)

7' 9" x 5' 6" (2.36m x 1.68m)

### BATHROOM

with bath, wash hand basin, separate shower cubicle and UPVC double glazed window.

### SEPARATE W.C.

### OUTSIDE

### EXTENSIVE LAWNED FOREGARDEN

with DRIVEWAY providing off-road parking and access to:

### DETACHED GARAGE

16' x 9' (4.88m x 2.74m)

### EXTENSIVE REAR GARDEN

with potential for an additional dwelling house, subject to necessary planning permission. AGENTS' NOTE: Please be aware that no enquiries have been made of Walsall Metropolitan Borough Council with regard to this.

### SERVICES

Company water, electricity and mains drainage are available at the property. There is no gas to 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band D with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/27/11/25

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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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