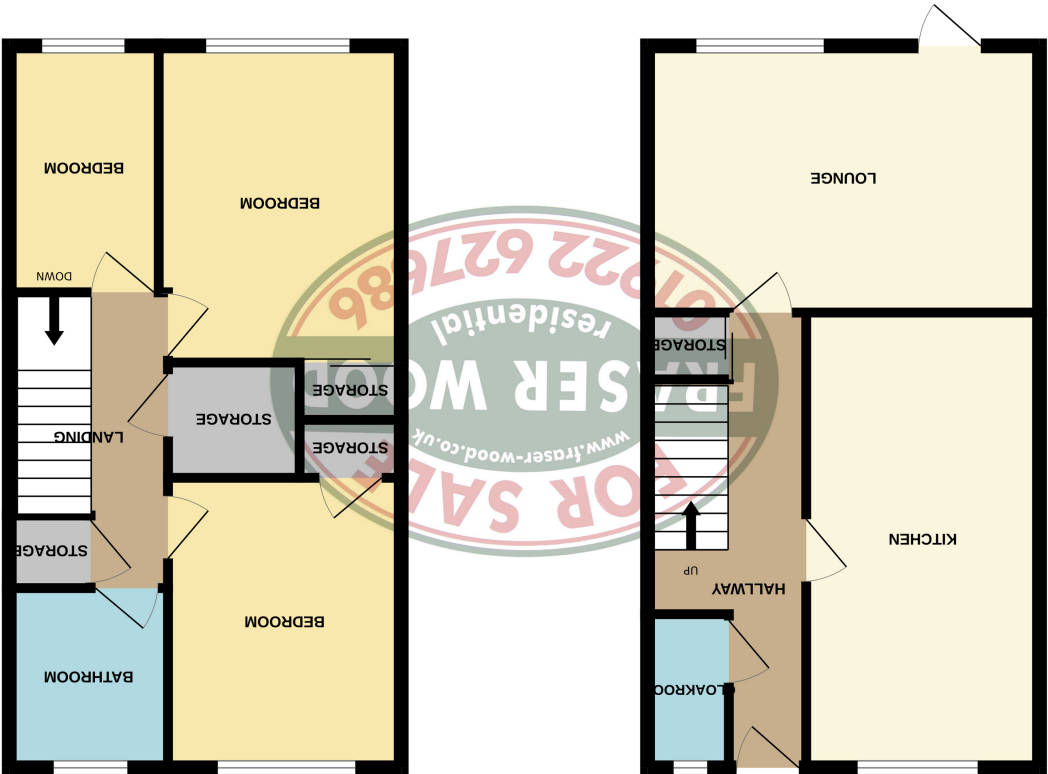




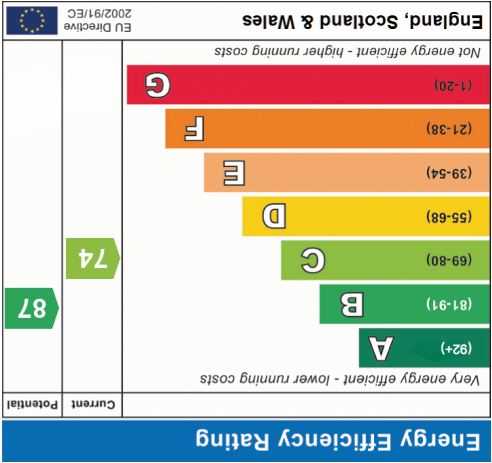
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and 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 surveyor, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



1ST FLOOR

GROUND FLOOR



138 West Bromwich Street, Walsall, WS1 4DB

OFFERS REGION £195,000





**138 WEST BROMWICH STREET, WALSALL**

This mid-town house is conveniently situated on West Bromwich Road, being well served by all amenities including public transport services to Walsall and West Bromwich town centres, schools for children of all ages and local shopping facilities in Caldmore Green.

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

**RECEPTION HALL**

having UPVC entrance door, ceiling light point, central heating radiator, built-in store cupboard, under stairs storage space and stairs off to first floor.

**GUEST CLOAKROOM**

having low flush w.c., wash hand basin with tiled splash backs, and ceiling light point,

**LOUNGE**

4.65m x 3.15m (15' 3" x 10' 4") having UPVC double glazed window and door to rear garden, ceiling light point and central heating radiator.

**BREAKFAST KITCHEN**

5.44m x 2.74m (17' 10" x 9' 0") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, four-ring gas hob, appliance space, plumbing for automatic washing machine, two ceiling light points, central heating radiator, laminate flooring and UPVC double glazed window to front.

**FIRST FLOOR LANDING**

having ceiling light point, loft hatch, airing cupboard and built-in store cupboard.

**BEDROOM NO 1**

3.75m x 2.83m (12' 4" x 9' 3") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

**BEDROOM NO 2**

3.44m x 2.54m (11' 3" x 8' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator, built-in store cupboard.

**BEDROOM NO 3**

2.90m x 1.68m (9' 6" x 5' 6") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BATHROOM**

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to front.

**OUTSIDE**

**PAVED FORECOURT**

with pathway to front door.

**ENCLOSED REAR GARDEN**

with timber and walled surrounds and rear access gate.

**GARAGE**

located at the rear, having up-and-over entrance door.

**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](http://www.voa.gov.uk) that the property is listed under Council Tax Band B with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/10/02/25

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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.