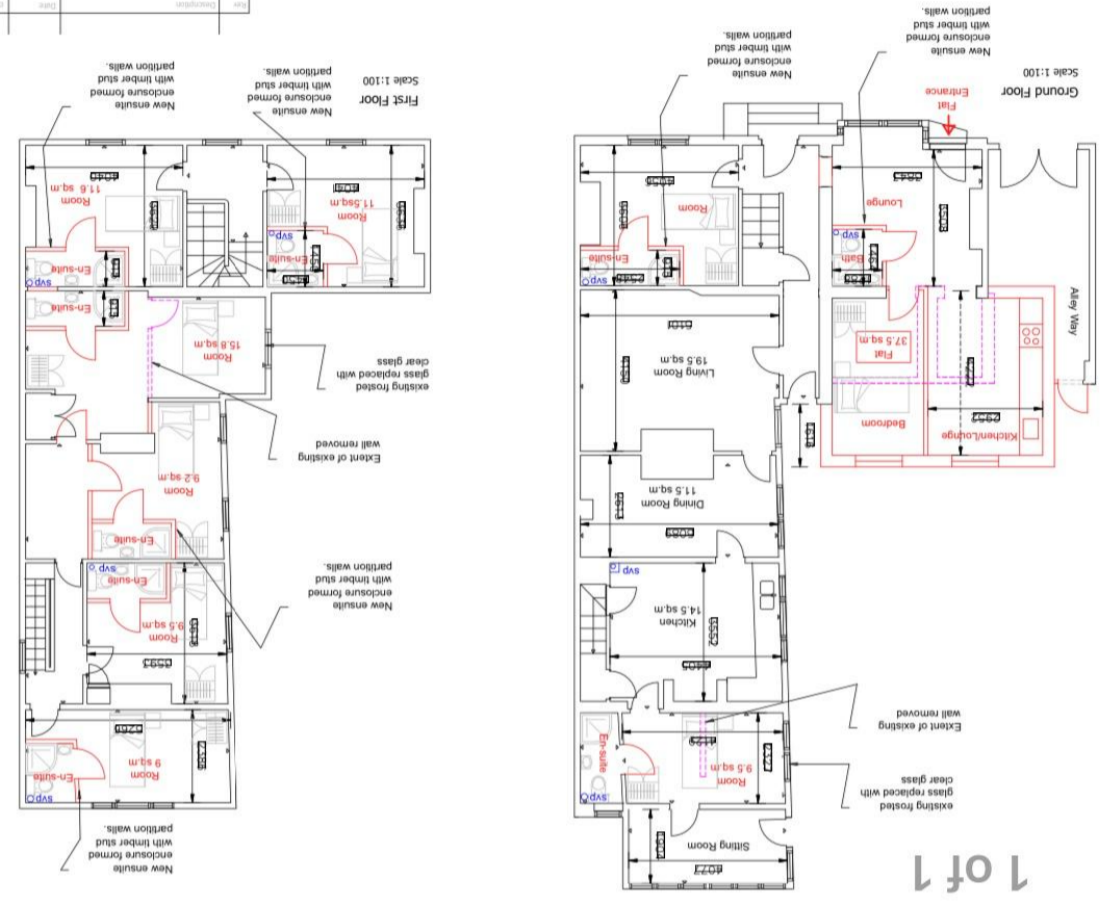




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

ANJUM DESIGN  
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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G (1-20)	69
F (21-38)	
E (39-54)	
D (55-68)	
C (69-80)	
B (81-91)	
A (92-100)	83
Very energy efficient - lower running costs	



79 Lichfield Street, Walsall, WS4 2BY

OFFERS REGION £349,950



## 79 LICHFIELD STREET, WALSALL

Spacious 5 Bedroom Detached Residence with Planning Permission to convert into 8 Bedroom HMO plus 1 bedroom Flat. Planning reference 24/0002. Potential of £71,000 PA Gross once developed. Must be viewed to appreciate the size and accommodation on offer.

Although in need of modernisation and refurbishment, the property affords an excellent opportunity for the discerning purchaser and with no upward chain involved it briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having wooden entrance door, ceiling light point, central heating radiator, access to CELLAR, stairs to first floor and door to rear garden.

### SITTING ROOM

3.93m x 3.56m (12' 11" x 11' 8") having UPVC double glazed window to front, ceiling light point, central heating radiator, tiled fireplace with gas fire.

### LOUNGE

5.04m x 3.96m (16' 6" x 13' 0") having UPVC double glazed window to side, ceiling light point, central heating radiator, picture rails and brick built fireplace surround with gas fire.

### BREAKFAST ROOM

5.20m x 2.65m (17' 1" x 8' 8") having UPVC double glazed window to side, ceiling light point, central heating radiator, gas heater and fireplace surround.

### KITCHEN

4.33m x 3.54m (14' 2" x 11' 7") having inset stainless steel sink unit, wall, base and drawer cupboards, work tops, electric cooker point, appliance space, strip light, central heating radiator, PANTRY, stairs off to first floor and UPVC double glazed window to side.

### LOBBY

having ceiling light point.

### UTILITY ROOM

2.40m x 2.00m (7' 10" x 6' 7") having inset stainless steel sink unit, base cupboards, plumbing for automatic washing machine, appliance space, ceiling light point, central heating boiler and UPVC double glazed window to side.

### GUEST W.C.

having low flush w.c., ceiling light point, tiled floor and UPVC double glazed window to rear.

### LEAN-TO

3.93m x 1.57m (12' 11" x 5' 2") having doors and windows to rear garden.

### FIRST FLOOR LANDING

having UPVC double glazed window to front and ceiling light point.

### BEDROOM NO 1

3.96m x 3.62m (13' 0" x 11' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator and loft hatch.

### BEDROOM NO 2

3.99m x 3.62m (13' 1" x 11' 11") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 3

5.07m x 4.01m (16' 8" x 13' 2") having two UPVC double glazed windows to side, ceiling light point and central heating radiator.

### DRESSING AREA

3.78m x 3.18m (12' 5" x 10' 5") having ceiling light point, built-in store cupboard and loft hatch.

### REAR LANDING

having UPVC double glazed window to side, ceiling light point and built-in store cupboard.

### BEDROOM NO 4

3.54m x 3.52m (11' 7" x 11' 7") having UPVC double glazed window to side, ceiling light point, central heating radiator and loft hatch.

### BEDROOM NO 5

5.20m x 2.44m (17' 1" x 8' 0") having UPVC double glazed window to rear, two ceiling light points and central heating radiator.

### FAMILY BATHROOM

having coloured suite comprising corner bath, pedestal wash hand basin, low flush w.c., ceiling light point, central heating radiator and UPVC double glazed window to side.

### OUTSIDE

### ENCLOSED REAR GARDEN

with walled surrounds, lawn, patio area and a variety of trees and shrubs.

### GARAGE/CARPORT

5.98m x 2.38m (19' 7" x 7' 10") having double doors to front.

### FORMER SHOP AREA

3.83m x 3.47m (12' 7" x 11' 5") having UPVC entrance door and UPVC double glazed window to front.

### STORAGE AREA

2.22m x 1.99m (7' 3" x 6' 6") with window to rear and ADDITIONAL STORAGE AREA.

### 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](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. LS/09/24 © FRASER WOOD 2024

### 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.

