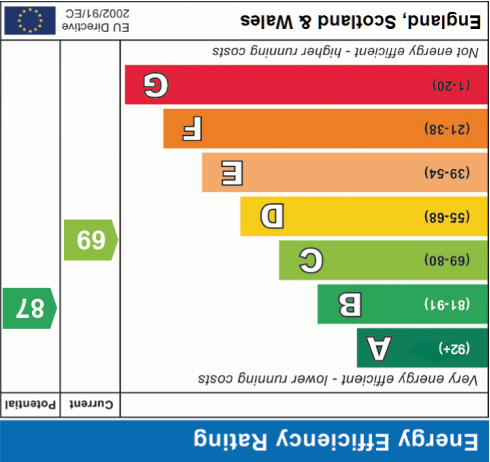


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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



83 Lumley Road, Chuckery, Walsall, West Midlands, WS1 2LH

OFFERS REGION £175,000



83 LUMLEY ROAD, CHUCKERY, WALSALL

This mid terraced house is conveniently located in the popular Chuckery area of Walsall within only moments distance of The Crescent and Sutton Road and for the energetic within reasonable walking distance of Walsall town centre and Walsall Arboretum.

The property already has the benefit of UPVC double glazed windows and gas fired central heating, relatively new kitchen and shower room accommodation and briefly comprises the following:- (all measurements approximate)

FRONT RECEPTION ROOM

12' 6" x 12' 7" (3.81m x 3.84m) with hot water radiator, UPVC double glazed bay window.

REAR RECEPTION ROOM

12' 8" x 11' 4" (3.86m x 3.45m) with hot water radiator, UPVC double glazed window.

INNER HALLWAY

with hot water radiator and having storage cupboard off underneath stairs.

KITCHEN

12' 0" x 6' 7" (3.66m x 2.01m) having part tiled walls, a full range of fitted base units with work surfaces, inset stainless steel sink unit with mixer tap, hot water radiator and UPVC double glazed window.

LOBBY

having store cupboard off housing the central heating boiler.

PART TILED SHOWER ROOM

having shower cubicle, w.c., wash hand basin, hot water radiator, two UPVC double glazed windows and additional Dimplex electric wall heater.



FIRST FLOOR LANDING

having hot water radiator and UPVC double glazed window.

BEDROOM NO 1 (Front)

12' 8" x 11' 0" (3.86m x 3.35m) having hot water radiator and UPVC double glazed window.

BEDROOM NO 2 (Rear)

11' 3" x 9' 3" (3.43m x 2.82m) with hot water radiator, UPVC double glazed window and having double wardrobe off.

BEDROOM NO 3 (Rear)

6' 7" x 12' 7" (2.01m x 3.84m) with hot water radiator and UPVC double glazed window.



OUTSIDE

SMALL PAVED FOREGARDEN

with high screen hedging.

ENCLOSED PAVED YARD

with small border and with right-of-way leading to:

ENCLOSED REAR GARDEN

mainly laid to lawn with a timber shed at the rear.

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

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/01/04/25

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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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