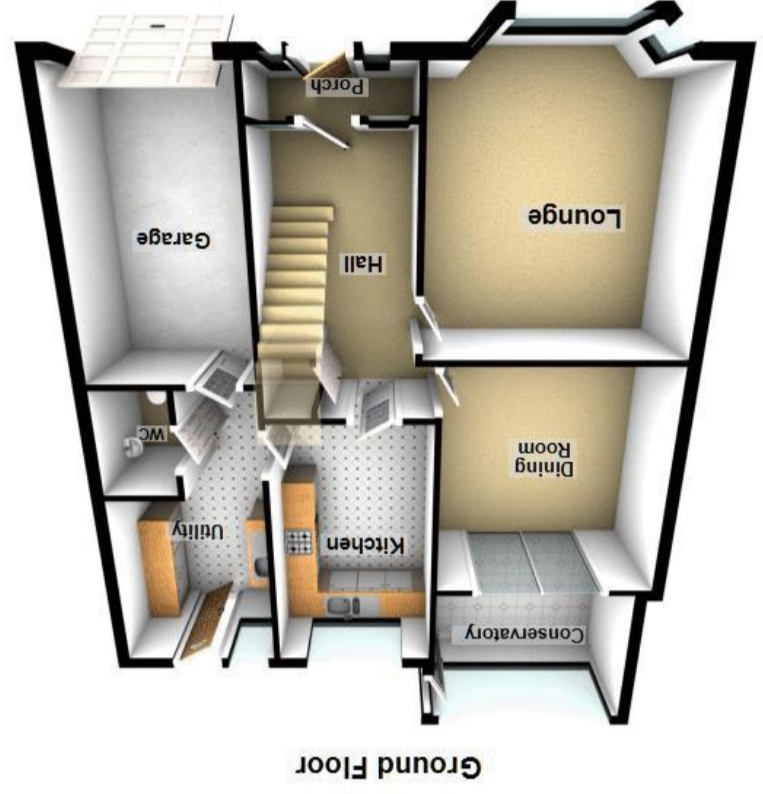
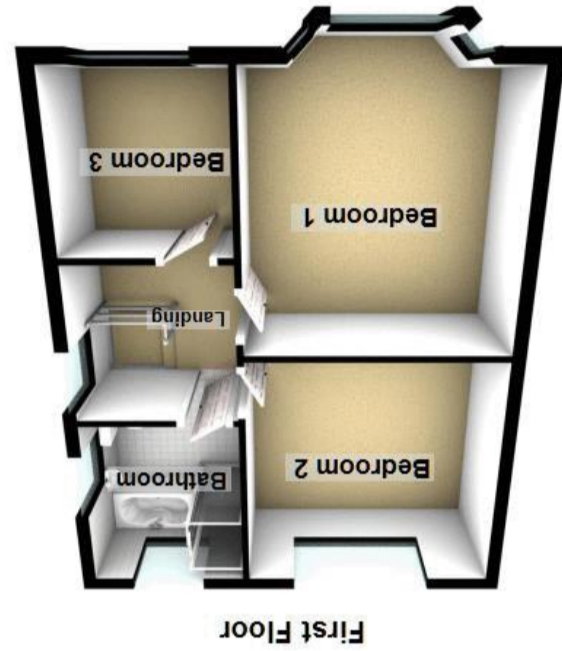




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Current	Potential
62	78
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



67 Princes Avenue, Walsall, WS1 2DG

OFFERS REGION £340,000



67 PRINCES AVENUE, WALSALL

This traditional style, three bedroomed, semi-detached house occupies a pleasant position in this popular and sought after residential area, being within easy reach of Walsall Arboretum and the amenities of Walsall town centre. The property is also well served by public transport services to neighbouring areas and the M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

The property is within close proximity of a good range of schools for children of all ages including Queen Mary's Grammar School and Queen Mary's High School, which are both Ofsted rated as excellent, together with Hydesville Tower and Mayfield private schools and Park Hall Infant and Junior School is also within easy reach.

Viewing is highly recommended to fully appreciate the accommodation, which has recently been the subject of renovation and redecoration and briefly comprises the following:- (all measurements approximate)



PORCH

having double glazed doors to front, tiled floor.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, wooden floor, under stairs store cupboard and stairs off to first floor.

LOUNGE

4.66m x 3.63m (15' 3" x 11' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and feature fireplace surround with fitted electric fire.



DINING ROOM

3.73m x 3.34m (12' 3" x 10' 11") having UPVC double glazed sliding patio door to conservatory, ceiling light point, central heating radiator and feature fireplace surround.

CONSERVATORY

3.17m x 2.59m (10' 5" x 8' 6") having UPVC double glazed windows, wall light point, central heating radiator and UPVC double glazed door to rear garden.

WELL EQUIPPED KITCHEN

4.13m x 2.41m (13' 7" x 7' 11") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, built-in oven with four-ring gas hob and extractor hood over, appliance space, two ceiling light points, central heating radiator and UPVC double glazed window to rear.

UTILITY ROOM

2.91m x 2.63m (9' 7" x 8' 8") having inset stainless steel sink unit, base and drawer cupboards, roll top work surface, central heating boiler, UPVC double glazed window to rear and UPVC door to rear garden.

GUEST W.C.

having low flush w.c., pedestal wash hand basin and ceiling light point.

FIRST FLOOR LANDING

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

BEDROOM NO 1

4.60m maximum x 2.99m (15' 1" x 9' 10") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, laminate floor, built-in wardrobes and cupboards.



BEDROOM NO 2

3.73m x 3.32m (12' 3" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and laminate flooring.

BEDROOM NO 3

2.50m x 2.41m (8' 2" x 7' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator and laminate flooring.

BATHROOM

having white suite comprising corner bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, heated towel rail and UPVC double glazed windows to side and rear.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking, gravelled shrub border and pathway and steps to front entrance door.

GARAGE

4.34m x 2.46m (14' 3" x 8' 1") having double doors to front, power and lighting, a three cupboard storage unit with worktop and with access door to utility.

ENCLOSED, LARGER THAN AVERAGE, MATURE REAR GARDEN

having timber fencing surround, gravelled patio area with ornamental pond,, a variety of trees and bushes, well stocked flower and shrub borders, shaped lawn, pathways, pergola for seating and al fresco dining, storage shed, greenhouse, wendy house and cold water hose tap.

SERVICES

Company water, gas, electricity and mains drainage are available at the property and the majority of radiators and electric points have been replaced. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

An Official copy of HM Land Registry for 67 Princes Avenue, Walsall Title Number MM128821 confirms that the property is FREEHOLD.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/20/09/23

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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.

