







**37D COOK STREET, WEDNESBURY**

This three bedroomed end terraced house is conveniently situated in this popular residential area, being well served by local amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

The well presented family accommodation, which must be viewed to be fully appreciated, briefly comprises the following:- (all measurements approximate)

**RECEPTION HALL**

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring and stairs off to first floor.

**LOUNGE**

4.54m x 3.78m (14' 11" x 12' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices, feature fireplace surround with fitted gas fire and t.v. point.

**DINING ROOM**

2.84m x 2.55m (9' 4" x 8' 4") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator and coved cornices.

**KITCHEN**

2.60m x 2.12m (8' 6" x 6' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, tiled floor, pin spot lighting, under floor heating, under stairs store cupboard, UPVC double glazed window to rear and UPVC door to side.

**FIRST FLOOR LANDING**

having ceiling light point, loft hatch and airing cupboard housing the central heating boiler.

**BEDROOM NO 1**

3.66m x 2.88m (12' 0" x 9' 5") having UPVC double glazed window to front, ceiling light point and central heating radiator.

**BEDROOM NO 2**

3.54m x 2.88m (11' 7" x 9' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BEDROOM NO 3**

2.15m x 1.82m (7' 1" x 6' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.

**BATHROOM**

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail plus under floor heating, tiled floor and UPVC double glazed window to rear.

**OUTSIDE**

**LAWNED FOREGARDEN**

with well stocked flower and shrub borders and pathway to front entrance door.

**MATURE, ENCLOSED REAR GARDEN**

with timber fencing surround, patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, timber garden shed and side access gate.

**DOUBLE GARAGE**

5.99m x 4.92m (19' 8" x 16' 2") with parking for two cars, having doors to rear, power and lighting and access door to rear garden.

**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 that the property is listed under Council Tax Band A with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/16/04/25

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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.

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.