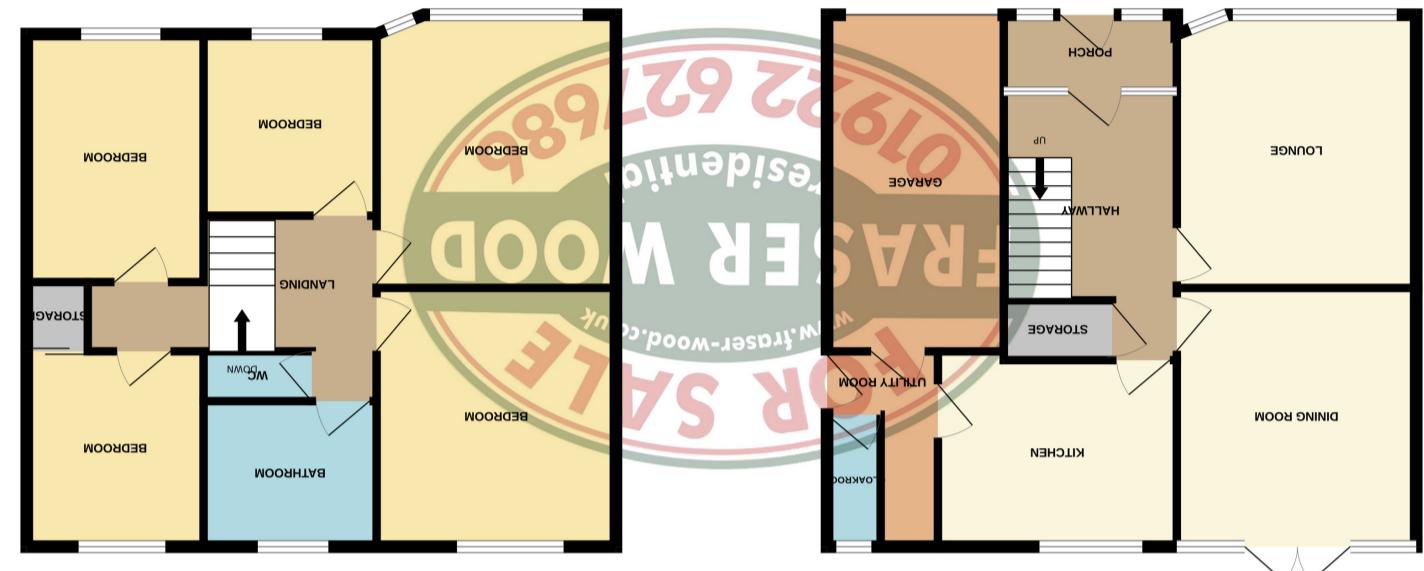
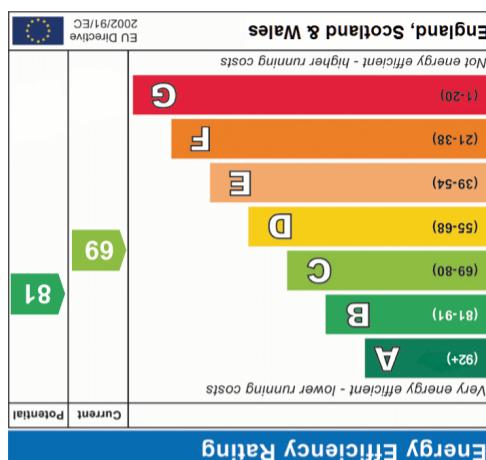


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as to their operability orogeneity can be given.
passerby purchaser. The services shown have not been tested and no guarantee
of any services or installations. This guide is for illustrative purposes only and should be used as such by any
of goods, services, rooms and other items are apposite and no responsibility is taken for any error,
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements



1ST FLOOR

GROUND FLOOR



42 ROWAN ROAD, WALSALL

This extended, five bedrooomed semi-detached house occupies a pleasant position in this sought after residential area of Walsall, being well served by all amenities including public transport services to Walsall and West Bromwich, local shopping facilities, schools for children of all ages, regular commuter rail services at Tamebridge Parkway to Birmingham and Junctions 7 or 9 of the M6 Motorway provide ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is recommended to fully appreciate the extent of the accommodation which briefly comprises the following:- (all measurements approximate)

PORCH

Having upvc entrance door, upvc double glazed windows to front and tiled floor.

RECEPTION HALL

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

LOUNGE

3.40m x 3.88m (11' 2" x 12' 9") Having upvc double glazed angular bay window to front, ceiling light point, central heating radiator, tv point and feature fireplace surround with fitted gas fire.

DINING ROOM

3.40m x 3.68m (11' 2" x 12' 1") Having upvc double glazed French doors to rear garden, ceiling light point, radiator and feature fireplace surround with fitted gas fire.

KITCHEN

2.64m x 3.38m (8' 8" x 11' 1") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surface, tiled splashback surrounds, built in oven with 4 ring gas hob and extractor hood over, appliance space, tiled floor, strip light and upvc double glazed window to rear.

UTILITY ROOM

Having ceiling light point, central heating boiler, plumbing for automatic washing machine, tiled floor and upvc door to side.

GUEST WC

Having low level WC, wash hand basin, tiled splashback surrounds, ceiling light point and upvc double glazed window to rear.

FIRST FLOOR LANDING

Having ceiling light point and loft hatch.

BEDROOM ONE

3.07m x 4.21m (10' 1" x 13' 10") Having upvc double glazed window to front, ceiling light point, radiator and built in wardrobe.

BEDROOM TWO

3.07m x 3.80m (10' 1" x 12' 6") Having upvc double glazed window to rear, ceiling light point, radiator and built in wardrobe.

BEDROOM THREE

2.51m x 3.52m (8' 3" x 11' 7") Having upvc double glazed window to front, ceiling light point and central heating radiator.

BEDROOM FOUR

2.37m x 2.69m (7' 9" x 8' 10") Having upvc double glazed window to rear, ceiling light point, central heating radiator and large built in store cupboard.

BEDROOM FIVE

2.43m x 2.59m (8' 0" x 8' 6") Having upvc double glazed window to front, ceiling light point, central heating radiator and built in wardrobe.

BATHROOM

White suite comprising corner bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, fully tiled walls, ceiling light point, central heating radiator and upvc double glazed window to rear.

SEPARATE WC

Having low level WC, ceiling light point and part tiled walls.

OUTSIDE

FRONT DRIVEWAY

providing off road parking for several vehicles and variety of trees and bushes.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, variety of trees and bushes, greenhouse, cold water taps and side gate.

GARAGE

Having up and over 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 that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LAJS/DBH/13/08/25

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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.

