

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.



34 Rowland Street, Birchills, Walsall, WS2 8SU

OFFERS REGION £135,000





**34 ROWLAND STREET, BIRCHILLS, WALSALL**

This mid-terraced house is conveniently located in a cul-de-sac off Bentley Lane, being reasonably close to Walsall town centre and with public transport services along Bentley Lane providing access to the town centre.

The are local amenities close by including shops, schools, Reedswood Park and the M6 Motorway at Junction 10 is within approximately 2km distance, providing ready access to the remainder of the West Midlands conurbation and beyond

The accommodation comprises the following: (all measurements approximate)

**FRONT RECEPTION ROOM**

12' x 10' 3"(3.66m x 3.12m) with entrance door, ,UPVC double glazed window, hot water radiator and Adam style fireplace with marble hearth and coal effect gas fire.

**CLOAKS AREA/STORE off**

**REAR RECEPTION ROOM**

12' 3" x 11' 4" (3.73m x 3.45m) with hot water radiator and UPVC double glazed French doors opening to rear yard.

**KITCHEN**

11' 9" x 5' 6" (3.58m x 1.68m) with part tiled walls and a range of fitted base and wall cupboards, work surfaces, stainless steel sink unit with mixer tap, wall mounted central heating boiler, UPVC double glazed window, and with access leading to:

**PART TILED BATHROOM**

having bath with Gainsborough shower over, w.c., wash hand basin, hot water radiator and UPVC double glazed window.

**FIRST FLOOR LANDING**

**BEDROOM NO 1 (Front)**

12' 5" x 11' (3.79m x 3.35m) with hot water radiator and UPVC double glazed window.

**BEDROOM NO 2 (Rear)**

12' 5" x 11' 2" (3.79m x 3.40m) with hot water radiator, UPVC double glazed window and with cupboard off providing access to the LOFT AREA.

**OUTSIDE**

**ENCLOSED YARD**

with access via a right-of-way to a LONG, OVERGROWN 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.

AP/DBH/25/11/24

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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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