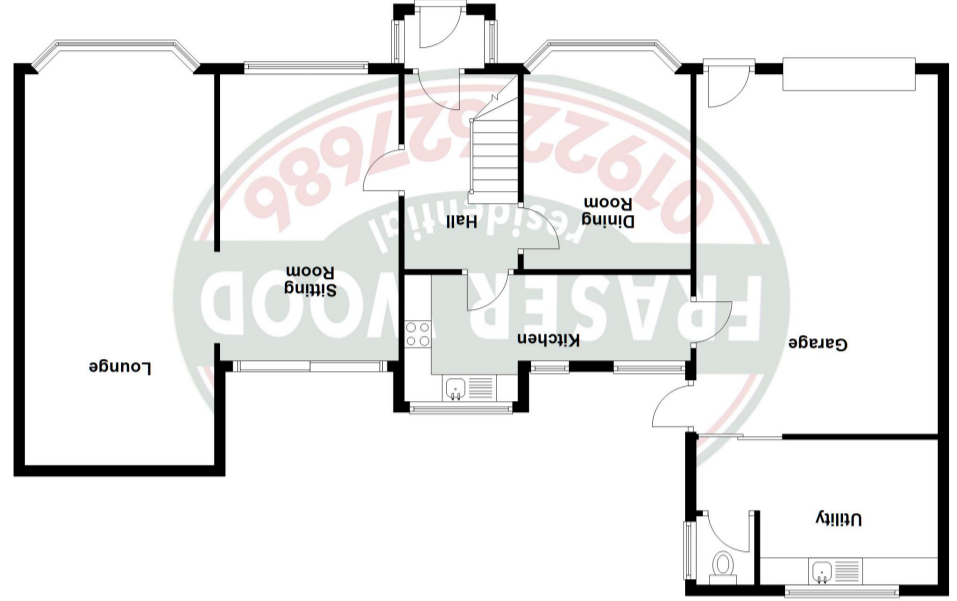
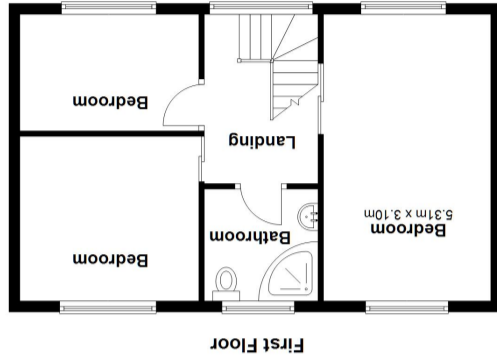




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
79	57



102 Broadway North, Walsall, WS1 2QE

OFFERS REGION £425,000



102 BROADWAY NORTH, WALSALL

This double fronted, extended detached family residence, occupies a prominent position in this sought after residential area of the Borough, set back from Broadway North behind a wide grassed verge and within easy reach of the nearby Walsall Arboretum.

The property is conveniently located for all amenities including public transport services to neighbouring areas, a good range of schools for children of all ages and local shopping facilities.

Although in need of modernisation/refurbishment, the property affords tremendous potential for further extension, if required, subject to necessary planning permission and building regulations, and briefly comprises the following:- (all measurements approximate)



PORCH

having UPVC entrance door, UPVC double glazed windows to side and ceiling light point.

RECEPTION HALL

having entrance door, wall light point, central heating radiator, under stairs storage cupboard and stairs off to first floor.

LOUNGE

3.89m x 3.11m (12' 9" x 10' 2") having UPVC double glazed angular bay window to front, two ceiling light points, two wall light points, central heating radiator, gas fire and coved cornices.



DINING ROOM

5.17m x 3.32m (17' 0" x 10' 11") having UPVC double glazed window to front, four wall light points, central heating radiator, feature fireplace surround with fitted gas fire, feature leaded light effect window and door to rear garden with secondary glazing and with archway to sitting room.



SITTING ROOM

7.78m x 3.52m (25' 6" x 11' 7") having UPVC double glazed angular bay window to front, two ceiling light points, two central heating radiators, two wall light points, coved cornices, feature fireplace surround and double glazed patio door to rear garden.

KITCHEN

5.35m x 2.09m (17' 7" x 6' 10") having inset sink unit, wall, base and drawer cupboards, work surfaces, tiled splash back surrounds, built-in oven with five-ring gas hob and extractor hood over, two ceiling light points, gas fire, two UPVC double glazed windows to rear and oval window to rear.

UTILITY ROOM

3.35m x 2.52m (11' 0" x 8' 3") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, plumbing for automatic washing machine, appliance space, ceiling light point and UPVC double glazed window to rear.



GUEST CLOAKROOM

having low flush w.c., ceiling light point and UPVC double glazed window to side.

FIRST FLOOR LANDING

having UPVC double glazed window to front, two wall light points and loft hatch.

BEDROOM NO 1

5.19m x 3.12m (17' 0" x 10' 3") having UPVC double glazed windows to front and rear, ceiling light point and two central heating radiators.

BEDROOM NO 2

3.33m x 3.08m (10' 11" x 10' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



BEDROOM NO 3

3.36m x 1.96m (11' 0" x 6' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes and cupboards.

BATHROOM

having coloured suite comprising corner bath, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

LAWNED FOREGARDEN

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

SIDE GARAGE

6.59m x 4.26m (21' 7" x 14' 0") having up-and-over entrance door, power and lighting and UPVC door to front.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, ornamental fishpond and a variety of trees and shrubs.

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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/24/07/24

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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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