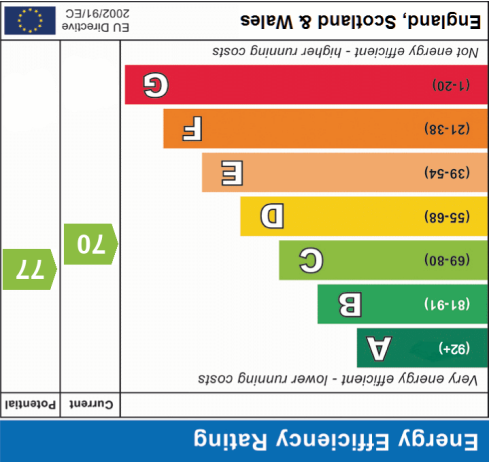




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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



20 Simpson Road, Beechdale, Walsall, WS2 7EY

OFFERS REGION £190,000



NO 20 SIMPSON ROAD, BEECHDALE, WALSALL

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

The property affords an excellent opportunity for the first-timer buyer or investment purchaser and briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC sliding door.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, UPVC double glazed window to front and stairs off to first floor.

LOUNGE

4.88m into bay x 3.80m maximum (16' 0" x 12' 6") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and feature fireplace surround with gas fire.

DINING ROOM

3.02m x 2.92m (9' 11" x 9' 7") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator, wooden flooring and under stairs store cupboard.

KITCHEN

2.89m x 2.65m (9' 6" x 8' 8") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces with tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, ceiling light point, central heating radiator, tiled floor, appliance space and UPVC double glazed window to rear.



SIDE PASSAGE

2.51m x 1.05m (8' 3" x 3' 5") having door to front, ceiling light point and tiled floor.

FIRST FLOOR LANDING

having ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 1

3.97m x 3.88m (13' 0" x 12' 9") having two UPVC double glazed windows to front, ceiling light point, central heating radiator and built-in wardrobes.

BEDROOM NO 2

3.96m x 2.97m (13' 0" x 9' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.66m x 2.39m (8' 9" x 7' 10") having UPVC double glazed window to front, ceiling light point and built-in store cupboard.

SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to rear.

OUTSIDE

FRONT GARDEN

with lawn and pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surround, decking area, lawn and a variety of trees and bushes.



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.

AGENTS' NOTE

There is a copy of a Mining Report on file which indicates a mine shaft within 20m which we understand has been treated. Interested parties should contact the Agents for further details.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/28/07/25

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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.

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