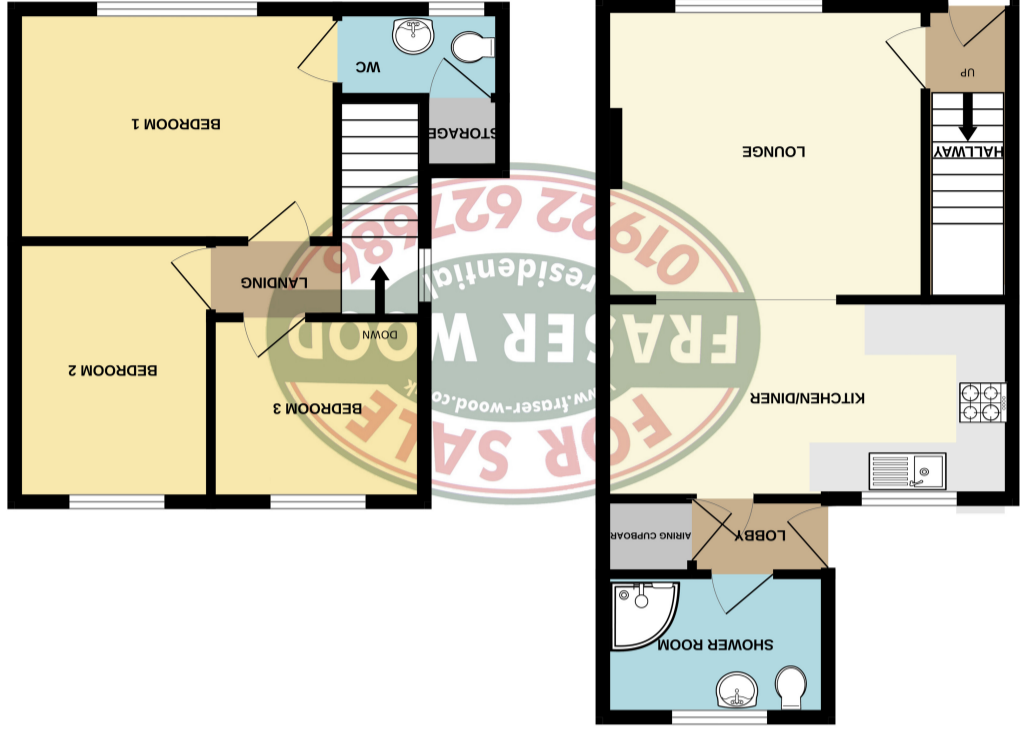




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix v2024



1ST FLOOR

GROUND FLOOR



80 Dickinson Drive, Walsall, WS2 9DP

OFFERS REGION £195,000



80 DICKINSON DRIVE, WALSALL

This conveniently situated three bedroomed mid-town house is located in this popular residential area, being well served by all amenities including public transport services to the nearby centres of Walsall, Wednesbury and Darlaston, schools for children of all ages, local shopping facilities at Morrisons Superstore in Wallows Lane and Broadwalk Retail Park, and Junction 9 of the M6 Motorway provides access to the remainder of the West Midlands conurbation and beyond.

Viewing is recommended to appreciate the well-presented accommodation on offer, which briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having UPVC entrance door, ceiling light point and stairs off to first floor.

LOUNGE

3.94m x 3.51m (12' 11" x 11' 6") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and feature fireplace surround with fitted gas fire.



BREAKFAST KITCHEN

4.91m x 2.25m (16' 1" x 7' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with five-ring gas hob, under stairs store cupboard, two ceiling light points, central heating radiator, coved cornices, UPVC double glazed window to rear and door to lobby.

LOBBY

having UPVC door to garden, ceiling light point and airing cupboard housing the central heating boiler.



GROUND FLOOR SHOWER ROOM

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

FIRST FLOOR LANDING

having ceiling light point and loft hatch.

BEDROOM NO 1

3.66m x 2.78m (12' 0" x 9' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes.



EN SUITE W.C.

having low flush w.c., pedestal wash hand basin, part tiled walls, ceiling light point, central heating radiator, built-in store cupboard and UPVC double glazed window to front.

BEDROOM NO 2

3.06m x 2.39m (10' 0" x 7' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 3

2.45m x 2.07m (8' 0" x 6' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

OUTSIDE

PAVED DRIVEWAY

providing off-road parking for several vehicles.



ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, summer house, timber garden shed greenhouse and with side access gate.

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 understand from Land Registry records that the property is Freehold.

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/12/11/24

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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.

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.