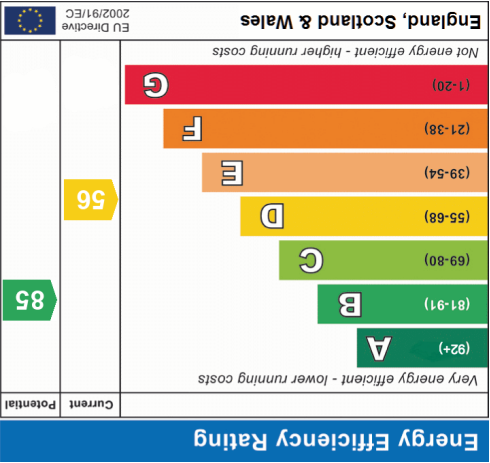




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view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



19 Monmouth Road, Walsall, WS2 0EH

CASH OFFERS ONLY £160,000







**19 MONMOUTH ROAD, WALSALL**

This extended detached bungalow is offered for sale on a CASH BASIS ONLY due to the close proximity of two mine shaft entries within 20m of the property, which are indicated in the CON29M Residential Mining Report from The Coal Authority dated 17 February 2017, which also includes a site plan identifying the location of the shafts.

The property is located in an area comprising properties of similar style close to local amenities and within approximately 3km distance of the M6 Motorway at Junction 10, which provides access to the remainder of the West Midlands conurbation and beyond.

The bungalow has the benefit of an extension to the rear, to provide larger than average two bedroomed bungalow accommodation, which briefly comprises the following: - (all measurements approximate)

**UPVC double glazed PORCH ENTRANCE**

leading to:

**L-SHAPED RECEPTION HALL**

having hot water radiator, laminate wood flooring, linen store and additional stores off.

**L-SHAPED LOUNGE/DINING ROOM comprising**

DINING AREA 12' 6" x 10' 9" (3.81m x 3.28m) with wooden surround fireplace having marble hearth and inset with gas fire point, double panel hot water radiator and access to

EXTENDED REAR LOUNGE AREA 20' 0" x 12' 8" (6.10m x 3.86m) with gas wall heater, coved ceiling and UPVC double glazed French doors opening to rear garden.



**BREAKFAST KITCHEN**

13' 8" x 10' 10" (4.17m x 3.30m) having tiled flooring, part tiled walls, inset one and a half bowl stainless steel sink unit, a full range of fitted base and wall cupboards, work surfaces, wall mounted central heating boiler and with access to:

**SIDE/REAR UPVC LAUNDRY AREA**

12' 9" x 5' 6" (3.89m x 1.68m) with inset stainless steel sink unit having mixer tap, plumbing for automatic washing machine and a range of fitted base units.

**BEDROOM NO 1**

12' 0" into bay x 11' 0" (3.66m x 3.35m) with UPVC double glazed window, hot water radiator and built-in double and single wardrobes with cupboard storage above.

**BEDROOM NO 2 (Front)**

13' 6" x 8' 8" (4.11m x 2.64m) with hot water radiator, UPVC double glazed window, coved ceiling and two built-in mirror fronted wardrobes.

**FULLY TILED BATHROOM**

having bath with shower fitment above, w.c., wash hand basin, towel radiator and UPVC double glazed window.

**OUTSIDE**

**EXTENSIVE FRONT PARKING AREA**

**ENCLOSED REAR GARDEN**

with block paved patio, steps down to lawn with shrub borders and with LARGE WOODEN STORAGE SHED at the rear.



**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.

AP/DBH/15/05/24

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**MONEY LAUNDERING REGULATOINS**

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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