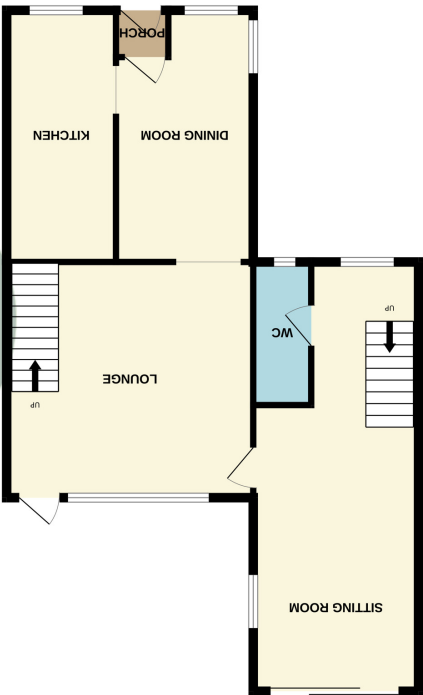


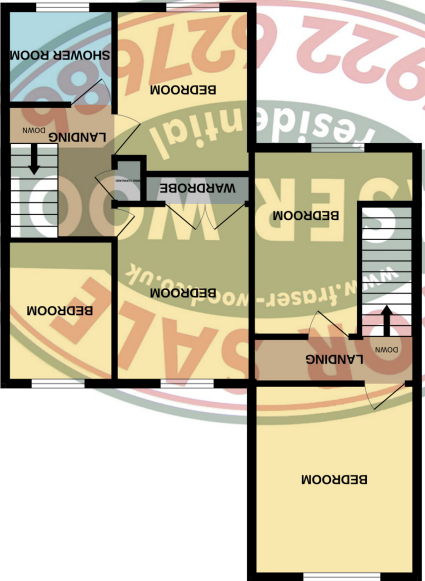


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

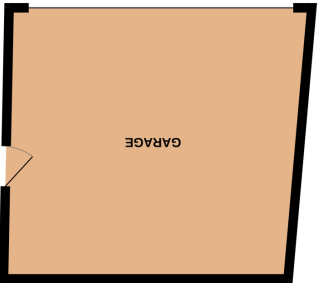
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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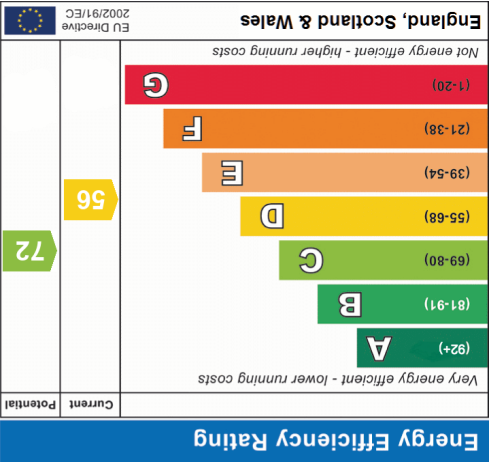
GROUND FLOOR



1ST FLOOR



GARAGE



56 The Hayes, Willenhall, WV12 4RE

OFFERS REGION £240,000



56 THE HAYES, WILLENHALL

This considerably extended five bedroomed end town house is conveniently situated in this popular residential area, being well served by local amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities. The M6 Motorway at Junction 10 provides access to the remainder of the West Midlands conurbation and beyond.

We are aware of the contents of a Mine Entry Interpretive Report from The Coal Authority dated 21 November 2024, which indicates the present of a mineshaft within 20m of the boundary, and any interested parties will need to speak with our Financial Adviser regarding the availability of suitable mortgage finance.

The spaciouly proportioned accommodation, which must be viewed to be appreciated, briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door and ceiling light point.

DINING ROOM

4.76m x 2.61m (15' 7" x 8' 7") having UPVC double glazed windows to front and side, two ceiling light points, central heating radiator and two wall light points.

KITCHEN

5.30m x 1.76m (17' 5" x 5' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, strip light, tiled floor and UPVC double glazed window to front.

LOUNGE

4.68m x 4.45m (15' 4" x 14' 7") having UPVC double glazed window to rear, two ceiling light points, central heating radiator, gas fire, under stairs storage space, stairs to first floor and UPVC double glazed door to rear garden.

SITTING ROOM

8.12m x 3.10m (26' 8" x 10' 2") having double glazed patio door to rear garden, two ceiling light points, two central heating radiators, two wall light points, UPVC double glazed window to side and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, central heating radiator and UPVC double glazed window to front.

FIRST FLOOR LANDING

having ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 1

3.37m x 2.61m (11' 1" x 8' 7") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.70m x 2.60m (12' 2" x 8' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 3

2.59m x 1.78m (8' 6" x 5' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

BATHROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail and UPVC double glazed window to front.

BEDROOM NO 4

3.61m x 3.38m (11' 10" x 11' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 5

4.39m x 2.82m (14' 5" x 9' 3") having UPVC double glazed window to front, ceiling light point and central heating radiator.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles, a variety of bushes and pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, a variety of trees and bushes.

DOUBLE GARAGE

6.87m maximum x 5.86m maximum (22' 6" x 19' 3") having up-and-over entrance door, power and lighting and door to 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.

AGENTS' NOTE

We have a copy of a Mine Entry Interpretive Report on file from The Coal Authority, dated 21 November 2024, which indicates the presence of a disused mineshaft within 20m of the boundary. Any prospective purchaser will need to speak to our financial adviser regarding the availability of suitable mortgage finance.

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.

LS/DBH/27/01/25

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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.

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.