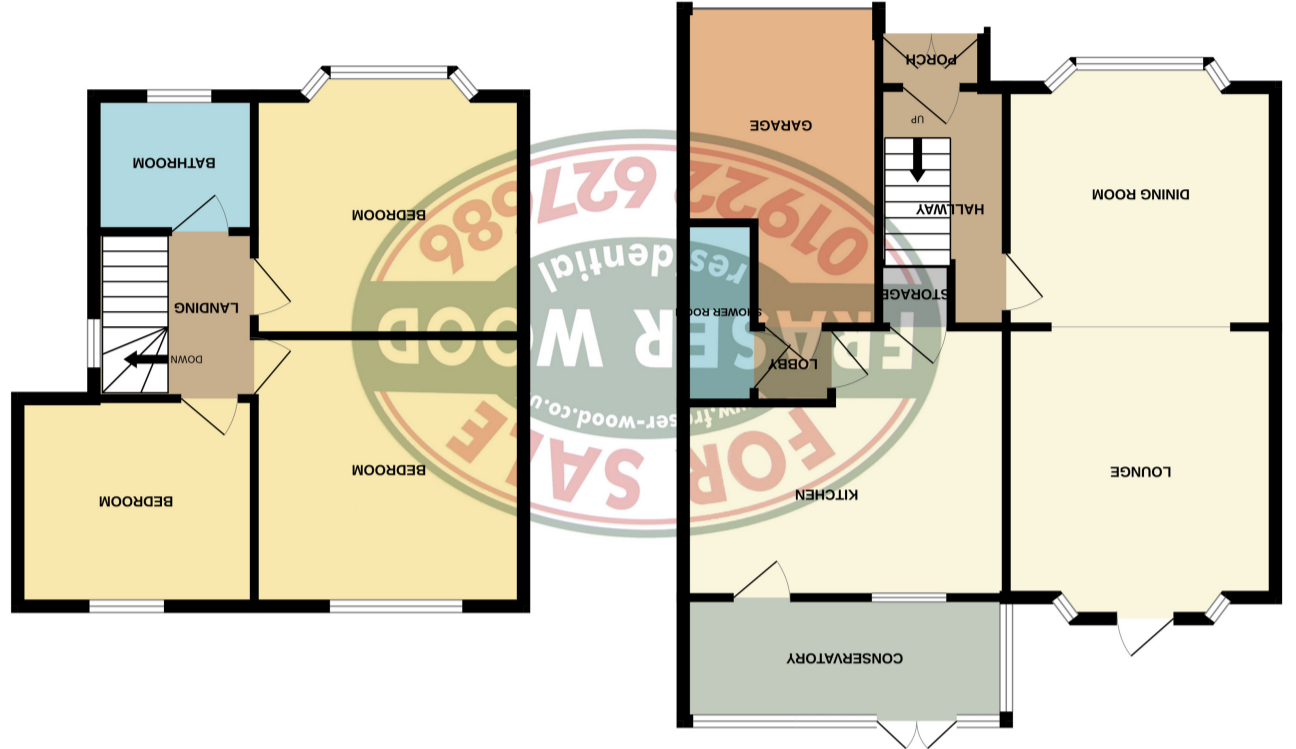




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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. Made with Metropix (c2025)

Energy Efficiency Rating	
Current	Potential
79	61
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	
England, Scotland & Wales EU Directive 2002/91/EC	



1ST FLOOR

GROUND FLOOR



100 Broadway North, Walsall, WS1 2QE

OFFERS REGION £400,000



100 BROADWAY NORTH, WALSALL

This traditional style, extended, three bedroomed detached family house occupies a pleasant position in this popular residential area of the Borough, being well served by all amenities including public transport services to neighbouring area, a good range of both private and state schools for children of all ages and within easy reach of the renowned Walsall Arboretum.

Viewing is highly recommended to fully appreciate the deceptively spacious accommodation, which briefly comprises the following:- (all measurements approximate)



PORCH

having UPVC double glazed windows and doors.

ENTRANCE HALL

having entrance door, ceiling light point, central heating radiator, coved cornices, under stairs store cupboard and stairs off to first floor.

THROUGH LOUNGE/DINING ROOM comprising;

DINING AREA

4.65m x 3.68m (15' 3" x 12' 1") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and archway to lounge.

LOUNGE

3.68m x 3.60m (12' 1" x 11' 10") having UPVC double glazed window and door to rear garden, ceiling light point, central heating radiator, coved cornices and brick built fireplace surround.

BREAKFAST ROOM

3.88m x 2.82m (12' 9" x 9' 3") having window to rear, pin spot lighting, central heating radiator and archway to kitchen.



KITCHEN

2.94m x 2.10m (9' 8" x 6' 11") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, integrated dishwasher, integrated fridge, pin spot lighting and window and door to conservatory

CONSERVATORY

4.46m x 1.80m (14' 8" x 5' 11") having UPVC double glazed windows, wall light point and UPVC double glazed French doors to rear garden.

LOBBY

having ceiling light point.

SHOWER ROOM

having shower tray with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator and extractor fan.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.

BEDROOM NO 1

4.54m x 3.23m (14' 11" x 10' 7") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 2

3.53m x 3.49m (11' 7" x 11' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.



BEDROOM NO 3

3.07m x 2.50m (10' 1" x 8' 2") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BATHROOM

having coloured suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, coved cornices and UPVC double glazed window to front.

OUTSIDE

FOREGARDEN and FRONT DRIVEWAY

providing off-road parking for several vehicles and pathway to front door.

GARAGE

having up-and-over entrance door, power and lighting, plumbing for automatic washing machine and appliance space.

ENCLOSED REAR GARDEN

with timber fencing surrounds, patio area, steps leading to lawn, well stocked flower and shrub borders, a variety of trees and bushes, ornamental fishpond, cold water hose tap and 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 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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/20/01/25

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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.

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