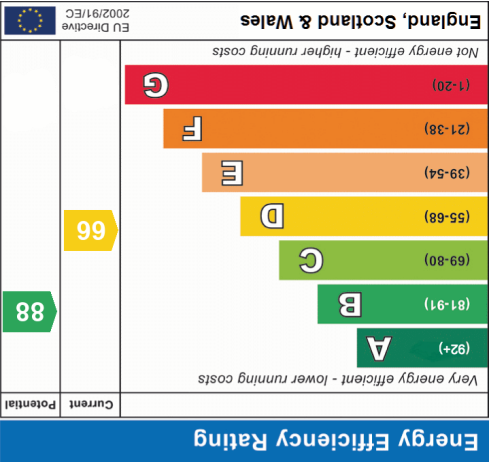
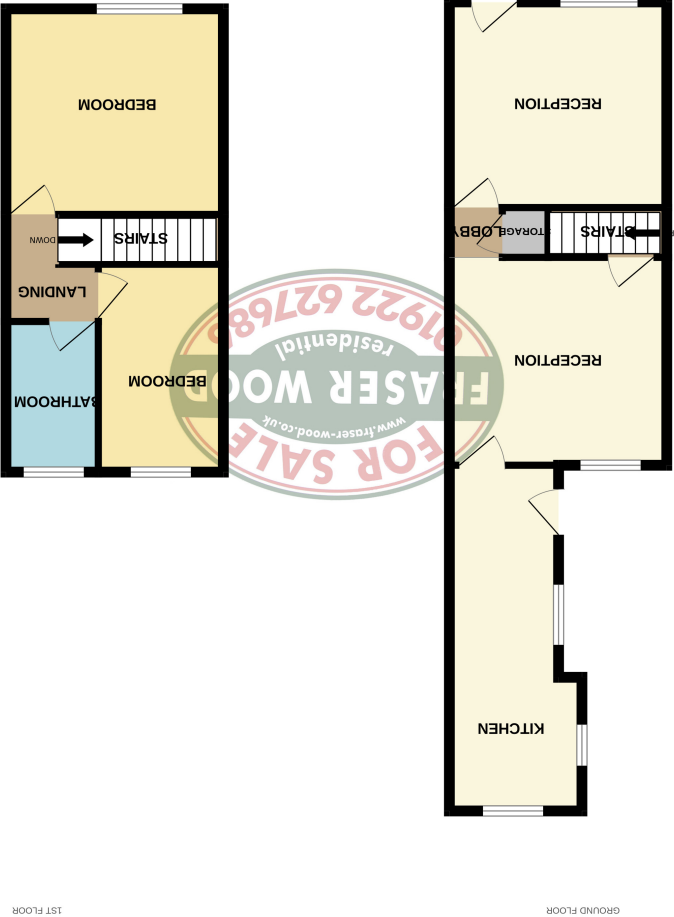




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or energy cost is given.



77 Moncrieffe Street, Chuckery, Walsall, WS1 2LA

OFFERS REGION £155,000



77 MONCRIEFFE STREET, CHUCKERY, WALSALL

This two bedroomed mid-terraced house occupies a convenient position in the popular Chuckery area of the town, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages, local shops and further shopping facilities within Walsall town centre.

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



FRONT SITTING ROOM

3.56m x 3.31m (11' 8" x 10' 10") having UPVC entrance door, UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring, gas fire and under stairs storage cupboard.

REAR DINING ROOM

3.55m x 3.34m (11' 8" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, gas fire and with stairs off to first floor.



FITTED KITCHEN

5.66m x 2.10m (18' 7" x 6' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, extractor fan, two ceiling light points, central heating radiator, tiled floor, UPVC double glazed windows to side and rear and UPVC door to side.



FIRST FLOOR LANDING

having ceiling light point, central heating radiator and loft hatch.

BEDROOM NO 1

3.55m x 3.35m (11' 8" x 11' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator, built-in store cupboard.

BEDROOM NO 2

3.39m x 1.98m (11' 1" x 6' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to rear.



OUTSIDE

ENCLOSED REAR GARDEN

with paved patio area, lawn and timber garden shed.

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.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/27/08/25

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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.