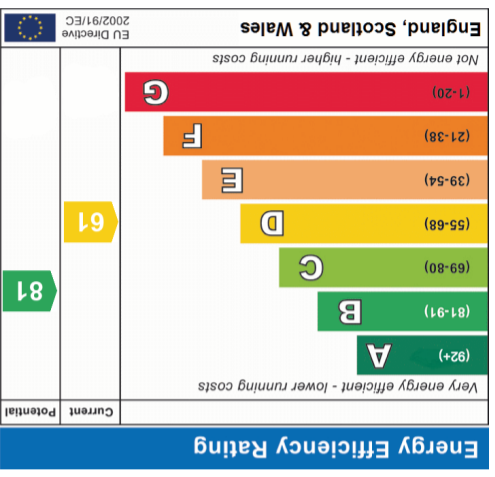




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



14 Tame Street, Walsall, WS1 4BB

OFFERS REGION £230,000



14 TAME STREET, WALSALL

This extended semi-detached house is conveniently situated in this popular residential area of Walsall, being well served by local amenities including public transport services to neighbouring areas, schools for children of all ages, shopping facilities at Caldmore Green and Broadwalk Retail Park and the M6 Motorway at Junction 9 provides ready access to the remainder of the West Midlands conurbation and beyond.

The spaciouly proportioned accommodation briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door, UPVC double glazed windows and tiled floor.

RECEPTION HALL

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

LOUNGE

4.41m x 3.59m (14' 6" x 11' 9") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BREAKFAST KITCHEN

4.39m x 4.10m maximum (14' 5" x 13' 5") 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 having extractor hood over, appliance space, pin spot lighting, central heating radiator, laminate flooring, UPVC double glazed window to rear and door to lobby.



LOBBY

having UPVC double glazed door to side, ceiling light point and laminate flooring.

UTILITY/STORE

having ceiling light point, central heating boiler and appliance space.

GROUND FLOOR BATHROOM

having white suite comprising corner bath with fitted shower attachment, wash hand basin with vanity unit under, low flush. w.c., fully tiled walls, ceiling light point, heated towel rail, extractor fan, tiled floor and UPVC double glazed window to rear.

FIRST FLOOR LANDING

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

BEDROOM NO 1

3.56m x 2.61m (11' 8" x 8' 7") having UPVC double glazed window to front, ceiling light point and central heating radiator.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, tiled floor, built-in store cupboard and UPVC double glazed window to side.

BEDROOM NO 2

3.11m x 2.66m (10' 2" x 8' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



BEDROOM NO 3

2.68m x 2.15m (8' 10" x 7' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, timber garden shed 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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/14/11/23

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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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