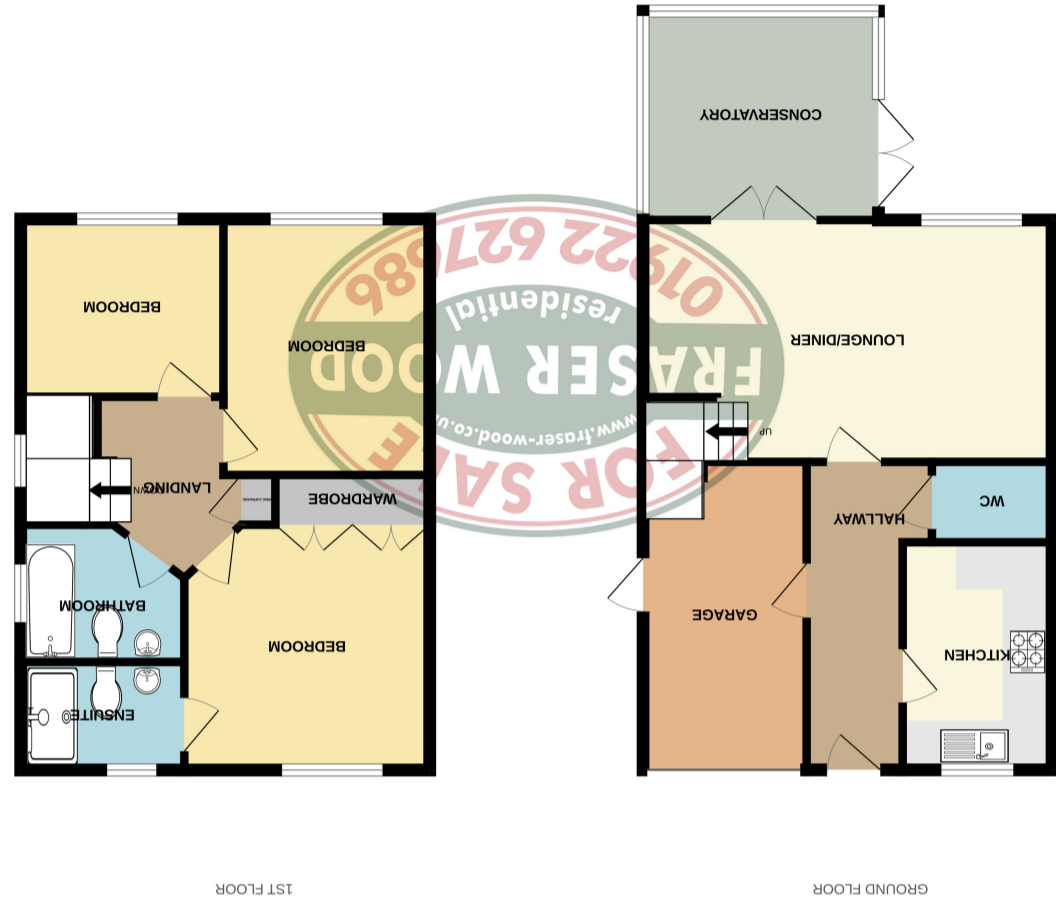




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
66	84



77 Thorncroft Way, Walsall, WS5 4EF

OFFERS REGION £300,000



## 77 THORNCROFT WAY, WALSALL

Conveniently situated, modern, three bedroomed detached family residence located in this popular residential area, being well served by local amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and Tamebridge Parkway Rail Station is within easy reach, providing commuter rail services to Birmingham City Centre.

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

### RECEPTION HALL

having entrance door, ceiling light point and tiled floor.

### GUEST CLOAKROOM

having low flush w.c., wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to side.

### LOUNGE

5.74m x 3.40m (18' 10" x 11' 2") having UPVC double glazed window to rear, two ceiling light points, central heating radiator, laminate flooring, stairs off to first floor and UPVC double glazed French doors to conservatory.

### CONSERVATORY

3.30m x 2.95m (10' 10" x 9' 8") having UPVC double glazed windows, ceiling fan with light point, wooden flooring and UPVC double glazed French doors to rear garden.



### FITTED KITCHEN

3.19m x 2.11m (10' 6" 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, tiled floor, ceiling light point, central heating radiator and UPVC double glazed window to front.

### FIRST FLOOR LANDING

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

### BEDROOM NO 1

3.49m x 3.44m (11' 5" x 11' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes.

### EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to front.

### BEDROOM NO 2

3.61m x 2.89m (11' 10" x 9' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and laminate flooring.

### BEDROOM NO 3

2.76m x 2.50m (9' 1" x 8' 2") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



### FAMILY BATHROOM

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

### OUTSIDE

#### FRONT DRIVEWAY

providing off-road parking for several vehicles.

#### ENCLOSED REAR GARDEN

with timber fencing surround, patio area, lawn, a variety of trees and shrubs and with side access gate.

#### GARAGE

5.18m x 2.37m (17' 0" x 7' 9") having up-and-over door, power and lighting and UPVC door to side.

#### 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with Sandwell Metropolitan Borough Council.

#### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/07/06/24

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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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