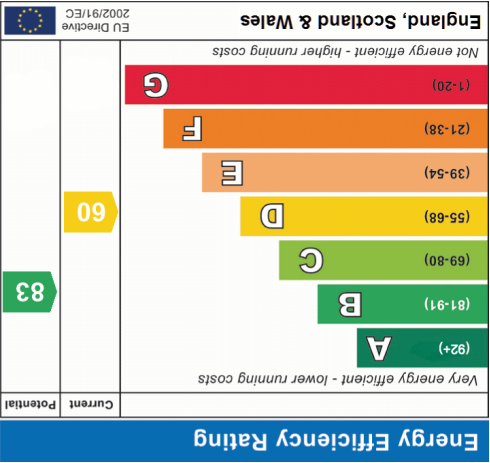
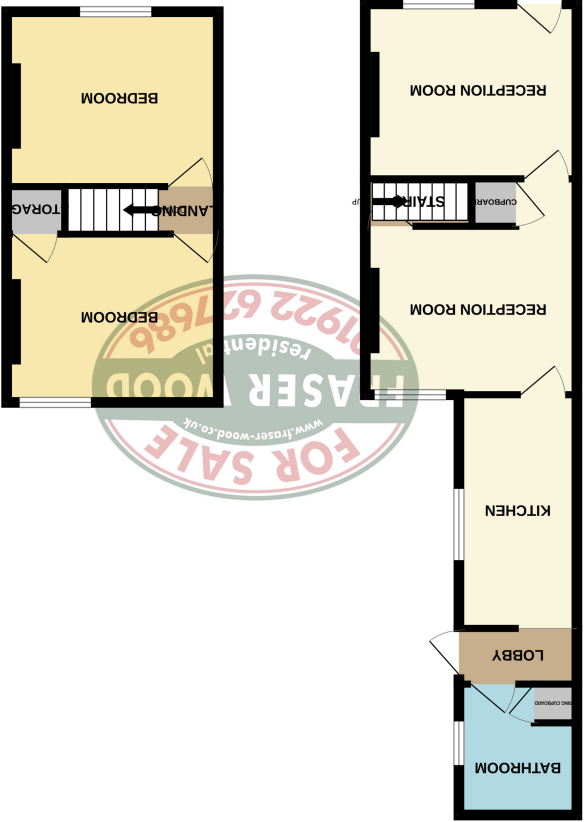




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is a preliminary proposal and should be used as a guide only. As to the accuracy of reference can be given. Made with Bentley 12/2025



22 Mary Street, Walsall, WS2 8LA

OFFERS REGION £140,000



22 MARY STREET, WALSALL

This end terraced house is conveniently situated in the popular Birchills area of the town and is well served by local amenities including public transport services to neighbouring areas , schools for children of all ages and local shopping facilities.

The property is offered to the market with the benefit of no upward chain involved and providing an excellent opportunity for the investment purchaser it briefly comprises the following:- (all measurements approximate)

FRONT RECEPTION ROOM

3.60m x 3.44m (11' 10" x 11' 3") having UPVC entrance door, UPVC double glazed window to front, ceiling light point, central heating radiator, fireplace surround and wooden flooring.

REAR RECEPTION ROOM

3.66m x 3.43m (12' 0" x 11' 3") having UPVC double glazed window to rear, ceiling light point, central heating radiator, under stairs store cupboard, feature fireplace surround and stairs off to first floor.

KITCHEN

3.03m x 1.66m (9' 11" x 5' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator and UPVC double glazed window to side.

REAR LOBBY

having UPVC door to side and ceiling light point.



GROUND FLOOR BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, airing cupboard housing the central heating boiler and with UPVC double glazed window to side.

FIRST FLOOR LANDING

having ceiling light point.

BEDROOM NO 1

3.63m x 3.42m (11' 11" x 11' 3") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.63m x 3.43m (11' 11" x 11' 3") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

OUTSIDE

REAR YARD leading to GARDEN beyond.

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/09/06/25

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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.