

72 RALEIGH STREET, WALSALL

Conveniently situated two bedroomed end terraced house, well served by all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities, Manor Hospital and the M6 Motorway at Junction 10 provides ready access to the remainder of the West Midlands conurbation and beyond.

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

FRONT RECEPTION ROOM

3.42m x 3.31m (11' 3" x 10' 10") having UPVC entrance door, UPVC double glazed window to front, ceiling light point, central heating radiator and laminate flooring.

REAR RECEPTION ROOM

3.42m x 3.30m (11' 3" x 10' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator, laminate flooring, under stairs store cupboard and stairs off to first floor.

KITCHEN

3.25m x 1.71m (10' 8" x 5' 7") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, strip light, central heating radiator, appliance space and UPVC double glazed window to side.

REAR LOBBY

having UPVC door to rear garden, plumbing for automatic washing machine and central heating boiler.

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 and UPVC double glazed window to side.

FIRST FLOOR LANDING

having ceiling light point.

BEDROOM NO 1

3.40m x 3.31m (11' 2" x 10' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 2

3.41m x 3.32m (11' 2" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

OUTSIDE

ENCLOSED REAR GARDEN

with paved patio area 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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/17/06/24

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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.

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.