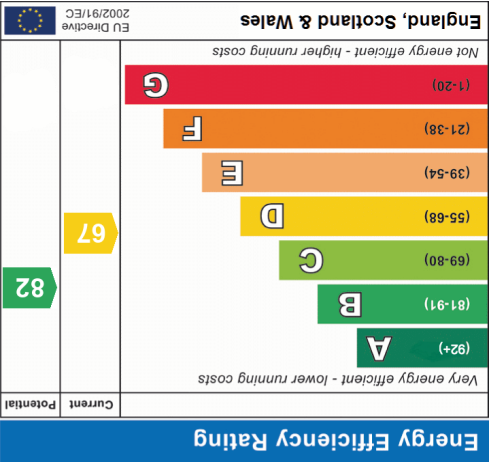




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view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



38 Hilton Road, Willenhall, WV12 5XB

SUBJECT TO TENANCY - OFFERS REGION £130,000





**38 HILTON ROAD, WILLENHALL**

Conveniently situated semi-detached house offered to be market subject to the existing tenancy, currently achieving a rental of £7,800 per annum. Popular location and briefly comprising: Porch, Hallway, Lounge, Dining Area, Kitchen, Two Bedrooms, Bathroom, Driveway, Rear Garden and Garage.

**PORCH**

Having entrance door and wall light point.

**RECEPTION HALL**

Having entrance door, ceiling light point, radiator, wooden flooring, under stairs storage space and stairs off to first floor.

**LOUNGE**

3.47m x 3.63m (11' 5" x 11' 11") Having upvc double glazed window to front, ceiling light point, radiator and wooden flooring.

**DINIING AREA**

2.70m x 3.45m (8' 10" x 11' 4") Having upvc double glazed window and door to rear garden, ceiling light point, radiator and plumbing for automatic washing machine.

**KITCHEN**

2.55m x 2.83m (8' 4" x 9' 3") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surface, tiled splashback surrounds, gas cooker point, plumbing for automatic dishwasher, built in store cupboard, ceiling light point and upvc double glazed window to rear.

**FIRST FLOOR LANDING**

Having ceiling light point, loft hatch, airing cupboard and built in store cupboard.

**BEDROOM ONE**

2.98m x 4.50m (9' 9" x 14' 9") Having two upvc double glazed windows to front, ceiling light point, radiator and store cupboard.

**BEDROOM TWO**

Having upvc double glazed window to rear, ceiling light point and radiator.

**BATHROOM**

White suite comprising: panelled bath with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, two ceiling light points and upvc double glazed window to side.

**OUTSDIE**

**FRONT**

Having off road parking and pathway to front door.

**REAR**

Having rear garden with timber fencing surround, mainly paved with artificial lawn, brick built store shed and side gate.

**GARAGE**

Having up and over door and door to porch

**AGENTS' NOTE REGARDING TENANCY**

The property is being offered for sale subject to the existing tenancy. The tenant is on a 24-month tenancy running from 22 February 2025 to 21 February 2027 at a current rent of £650 per calendar month (£7,800 per annum).

**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/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.

**NOTES FOR PEOPLE VIEWNG 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.