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71 MILL LANE, THE BUTTS, WALSALL

This three bedroomed end terraced house is located in the popular Butts area of the town and is well served by all 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 briefly comprises the following:- (all measurements approximate)

ENTRANCE HALL

having UPVC entrance door, ceiling light point, coved cornices and under stairs storage cupboard.

FRONT RECEPTION ROOM

3.69m x 3.34m (12' 1" x 10' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and brick built fireplace surround.

REAR RECEPTION ROOM

4.58m x 3.41m (15' 0" x 11' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and brick built fireplace surround with electric fire.

KITCHEN

3.88m x 2.00m (12' 9" x 6' 7") 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, plumbing for automatic washing machine, appliance space, strip light, tiled floor, central heating radiator and window to side elevation,.

REAR LOBBY

having ceiling light point, tiled floor and central heating boiler.

GROUND FLOOR SHOWER ROOM

having white suite comprising shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., splash back surrounds, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to side.

FIRST FLOOR LANDING

having ceiling light point and loft hatch with ladders providing access to LOFT ROOM.

BEDROOM NO 1

3.42m x 3.37m (11' 3" x 11' 1") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.42m x 3.32m (11' 3" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in storage cupboard.

BEDROOM NO 3

3.40m x 2.10m (11' 2" x 6' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

OUTSIDE

SMALL FORECOURT

with steps to front entrance door.

SUNROOM

5.05m x 2.35m (16' 7" x 7' 9") having strip light, plumbing for automatic washing machine, UPVC sliding patio door to rear garden.

ENCLOSED REAR GARDEN

with timber fencing surround, being mainly paved with flower and shrub borders, 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 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/26/09/25

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NOTICE FOR PEOPLE VIEWING PROPERTIES

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.

MONEY LAUNDERING REGULATIONS

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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