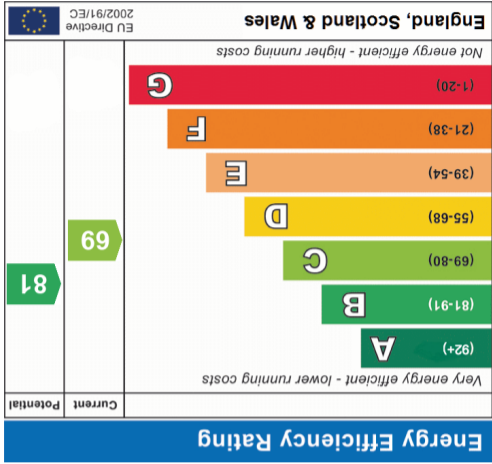




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



34 Tame Close, Walsall, WS1 4BA

OFFERS REGION £160,000



34 TAME CLOSE, WALSALL

Conveniently situated end town house, located in this popular residential area of the Borough, off Tame Street, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and the M6 Motorway at Junction 9 is within easy reach providing ready access to the remainder of the West Midlands conurbation and beyond.

The property affords an excellent opportunity for the first-time buyer or investment purchaser and briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having UPVC entrance door, UPVC double glazed window to side, ceiling light point and stairs off to first floor.

LOUNGE

4.09m x 3.64m (13' 5" x 11' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and brick built fireplace surround with fitted fire.



KITCHEN

3.69m x 3.54m (12' 1" x 11' 7") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, central heating boiler, appliance space, plumbing for automatic washing machine, strip light, central heating radiator, built-in store cupboard, under stairs store cupboard and UPVC double glazed window to rear.

REAR LOBBY

having ceiling light point and UPVC door to rear garden.

GUEST CLOAKROOM

having low flush w.c., ceiling light point and UPVC double glazed window to rear.



FIRST FLOOR LANDING

having ceiling light point and loft hatch.

BEDROOM NO 1

4.26m x 2.76m (14' 0" x 9' 1") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.40m x 2.78m (11' 2" x 9' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

3.26m x 1.60m maximum (10' 8" x 5' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.



SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

FOREGARDEN

with lawn and pathway to front entrance door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, BRICK BUILT STORAGE SHED and rear 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/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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