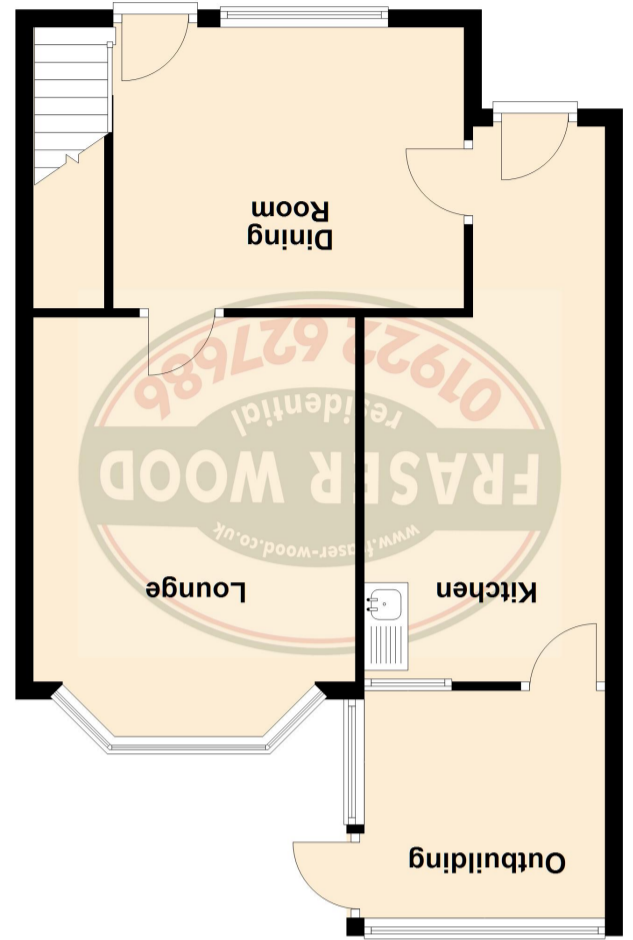


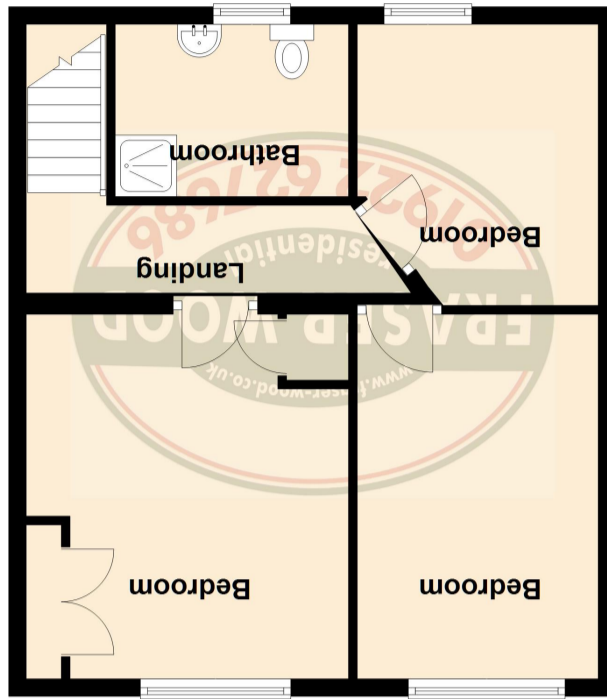


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 102.1 sq. metres (1098.7 sq. feet)



Ground Floor  
Approx. 54.8 sq. metres (589.9 sq. feet)



First Floor  
Approx. 47.3 sq. metres (508.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
71	84
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



259 Stephenson Avenue, Beechdale Estate,  
Walsall, WS2 7DW

OFFERS REGION £145,000



## 259 STEPHENSON AENUE, BEECHDALE, WALSALL

Although in need of certain refurbishment, this conveniently situated mid-town house occupies an excellent opportunity for the discerning purchaser.

The property is conveniently situated on the Beechdale Estate close to local amenities, including schools for children of all ages, public transport services to Walsall town centre and the M6 Motorway at Junction 10 is within approximately 3km distance, providing ready access to the remainder of the West Midlands and beyond.

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

### UPVC double glazed PORCH ENTRANCE

with front door leading to:

### FRONT DINING ROOM

12' 7" x 10' (3.84m x 3.05m) with hot water radiator, UPVC double glazed window and with useful storage beneath stairs.

### REAR LOUNGE

13' 2" x 15' (4.01m x 4.57m) with coal effect gas fire, UPVC double glazed bay window and hot water radiator.

### REAR KITCHEN

12' 5" x 6' (3.79m x 1.83m) with fully tiled walls, a range of fitted base and wall cupboards, work surfaces, stainless steel sink unit and with access to:

### REAR VERANDAH

8' 5" x 6' 6" (2.57m x 1.98m)



### FIRST FLOOR LANDING

### BEDROOM NO 1 (Rear)

11' x 12' 5" (3.35m x 3.79m) with hot water radiator, built-in double and single wardrobes and UPVC double glazed window.

### BEDROOM NO 2 (Rear)

12' 7" x 8' 4" (3.84m x 2.54m) with hot water radiator, UPVC double glazed window and store cupboard off.

### BEDROOM NO 3 (Front)

8' 3" x 7' 9" (2.52m x 2.36m) with two UPVC double glazed windows and central heating boiler.

### FULLY TILED SHOWER ROOM

having shower cubicle with Triton shower, w.c., wash hand basin, two UPVC double glazed windows and hot water radiator.

### OUTSIDE

### ENCLOSED, LOW MAINTENANCE FOREGARDEN

being partly paved.

### ENCLOSED REAR GARDEN

currently overgrown.

### 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](http://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.

AP/DBH/20/01/25

© FRASER WOOD 2025

### 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.