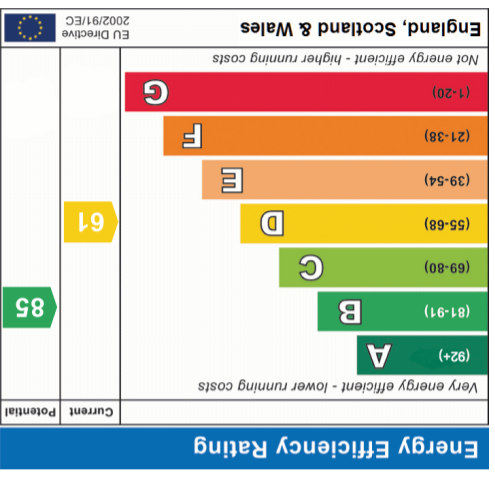




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



3a Glebe Street, Walsall, WS1 3NX

OFFERS REGION £300,000



3a GLEBE STREET, WALSALL

This spaciously proportioned, six bed roomed, modern style semi-detached house is conveniently situated within easy reach of all amenities including public transport services to neighbouring areas, schools for children of all ages and shopping facilities within Walsall town centre within reasonable walking distance.

Viewing is recommended to appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, UPVC double glazed window to front, ceiling light point, two central heating radiators, tiled floor and stairs off to first floor.

SITTING ROOM

3.90m x 2.34m (12' 10" x 7' 8") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and wooden flooring.

LOUNGE

4.39m x 3.96m (14' 5" x 13' 0") having pin spot lighting, two central heating radiators, tiled floor and double doors to kitchen.

KITCHEN

4.18m x 3.52m (13' 9" 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 with extractor hood over, tiled floor, appliance space, plumbing for automatic washing machine, pin spot lighting, central heating radiator, Velux roof windows, UPVC double glazed window to rear and UPVC double glazed sliding door to rear garden.

FIRST FLOOR LANDING

having ceiling light point, built-in store cupboard and stairs off to second floor.



BEDROOM NO 1

3.98m x 2.41m (13' 1" x 7' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 2

3.96m x 2.40m (13' 0" x 7' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 3

1.92m x 1.87m (6' 4" x 6' 2") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to rear.

SECOND FLOOR LANDING

having ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 4

3.97m x 2.40m (13' 0" x 7' 10") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 5

3.96m x 2.41m (13' 0" x 7' 11") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 6

2.37m x 1.87m (7' 9" x 6' 2") having UPVC double glazed window to front, ceiling light point and central heating radiator.



SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to front.

OUTSIDE

FORECOURT

with pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surround, mainly paved and with side access gate.

GARAGE

having up-and-over entrance door with OFF-ROAD REAR PARKING.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/23/07/24

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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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