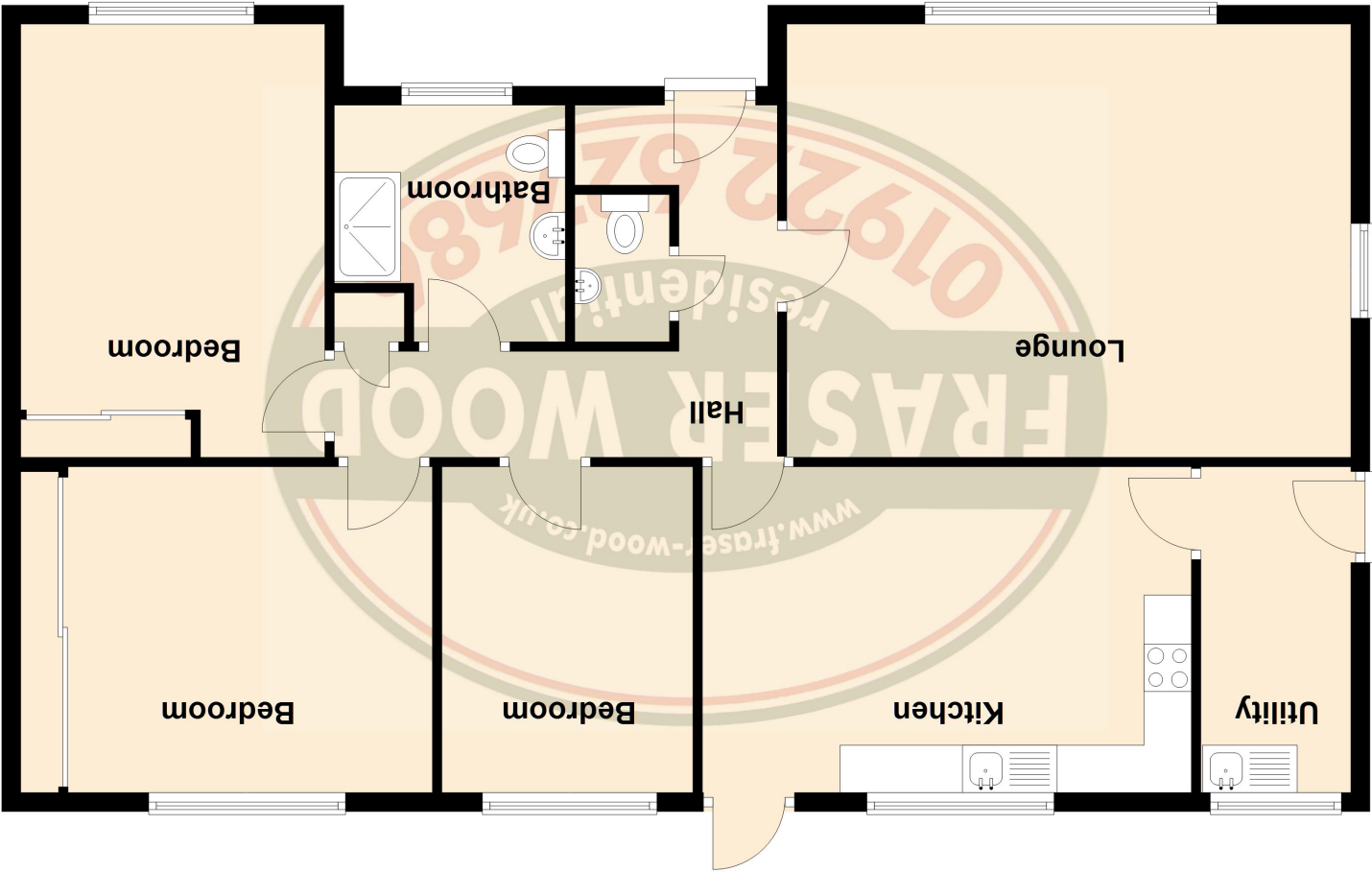




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 109.8 sq. metres (1182.4 sq. feet)



Ground Floor
Approx. 109.8 sq. metres (1182.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
69	84
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)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



9 Gillity Close, Walsall, WS5 3PW

OFFERS REGION £400,000



9 GILLITY CLOSE, WALSALL

Located in a popular cul-de-sac off Gillity Avenue on the popular Brookhouse Estate, this detached bungalow offers an excellent opportunity for the discerning purchaser.

The property is situated close to all amenities including public transport services along Sutton Road or Birmingham Road, local shopping facilities at Gillity Village, schools for children of all ages and the M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6km distance.

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

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, coved cornices, access to loft space and doors off to all rooms.

GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, ceiling light point.

LOUNGE

5.62m x 4.29m (18' 5" x 14' 1") having UPVC double glazed window to front, ceiling light point, two central heating radiators, coved cornices, feature fireplace surround with electric fire and UPVC double glazed window to side.

BREAKFAST KITCHEN

4.77m x 3.43m (15' 8" x 11' 3") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, built-in oven with four-ring electric hob and extractor hood over, appliance space, pin spot lighting, two central heating radiators and UPVC double glazed window and door to rear garden.

UTILITY ROOM

having inset stainless steel sink unit, plumbing for automatic washing machine, appliance space, strip light, central heating boiler, wall cupboards, UPVC double glazed window to rear and UPVC door to side.

BEDROOM NO 1

4.17m x 3.11m (13' 8" x 10' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 2

3.71m x 3.55m (12' 2" x 11' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobes.

BEDROOM NO 3

3.55m x 2.77m (11' 8" x 9' 1") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices,.

SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, ceiling light point, heated towel rail and UPVC double glazed window to front.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles, LAWNED FOREGARDEN and pathway to front entrance door.

LARGE GARAGE

8.82m x 2.65m (28' 11" x 8' 8") having up-and-over entrance door, power and lighting.

WORKSHOP

3.55m x 3.36m (11' 8" x 11' 0") having UPVC double glazed window to rear, ceiling light point and UPVC door to rear garden.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, a variety of trees and shrubs, greenhouse, timber garden shed, cold water hose tap 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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/03/02/25

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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.

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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