



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.



4 Elmbank Road, Walsall, WS5 4EL

OFFERS REGION £215,000



#### 4 ELMBANK ROAD, WALSALL

Viewing is highly recommended to fully appreciate this well-presented semi-detached house which is ready to move into.

The property is conveniently situated for all local amenities including schools for children of all ages, public transport services within the estate, commuter rail services from Tamebridge Parkway to Birmingham City Centre and the M6 Motorway at Junctions 7 or 9 are both within approximately 5km distance, providing access to the remainder of the West Midlands conurbation and beyond.

Affording an excellent opportunity for the first-time buyer or young family the accommodation briefly comprises the following:- (all measurements approximate)

#### RECEPTION HALL

with UPVC double glazed entrance door, hot water radiator and wooden flooring.

#### THROUGH LOUNGE

18' 4" x 11' 0" (5.59m x 3.35m) having UPVC double glazed windows to both front and rear, hot water radiator and wooden flooring. Note: The fitted blinds to front and rear will be included in the sale.

#### KITCHEN AREA

11' 9" x 10' 2" (3.58m x 3.10m) having a range of Ikea fitted base units with inset Belfast sink having mixer tap over, wooden work surfaces, UPVC double glazed window, hot water radiator, wooden flooring and with useful Pantry/Large Store off.

#### LOBBY AREA

with UPVC double glazed side door, wooden flooring and large storage area off.



#### LAUNDRY/CLOAKROOM AREA

having guest w.c. and wash hand basin, with plumbing for automatic washing machine, built-in shelving, work surface, UPVC double glazed window and wooden flooring.

#### FIRST FLOOR LANDING

having UPVC double glazed window and with loft ladder access to PART BOARDED LOFT AREA.

#### BEDROOM NO 1 (Front)

10' 9" x 10' 0" (3.28m x 3.05m) plus additional 6' 10" x 3' 4" (2.08m x 1.02m) having UPVC double glazed window and hot water radiator. Note: The fitted blind will be included in the sale.

#### BEDROOM NO 2

12' 9" x 8' 8" (3.89m x 2.64m) having hot water radiator and UPVC double glazed window.

#### BEDROOM NO 3 (Rear)

7' 10" x 7' 10" (2.39m x 2.39m) having hot water radiator, UPVC double glazed window, two mirror fronted free-standing wardrobes and with cupboard off housing the central heating boiler.

#### BATHROOM

having panelled bath with mixer shower attachment, w.c., wash hand basin, extractor fan, towel radiator and UPVC double glazed window.

#### OUTSIDE

A special feature of the property are the delightful gardens which comprise:



#### FRONT GARDEN AREA

having a multitude of mature shrubs in the borders with an EXTENSIVE STONE/GRAVELLED DRIVEWAY providing off-road parking for several vehicles.

A separate SIDE ACCESS with gravelled/stepping stone pathway leads to the:

#### DELIGHTFUL, ENCLOSED REAR GARDEN

having paved patio area, shaped gravelled/stepping stone pathway leading around mature shaped lawn, with an abundance of mature shrubs and plants. The timber garden shed located towards the rear of the garden will be included in the sale.

#### AGENTS' NOTE

In order to comply with the Estate Agents Act 1979, we are required to inform all interested parties that the seller of this property is an employee of Fraser Wood (Midlands) Limited.

#### 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 understand from the Official Copy of the Land Registry register of title provided that the property is FREEHOLD.

#### 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 B with Sandwell Metropolitan Borough Council.

#### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/24/03/26

© FRASER WOOD 2026.

#### 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.