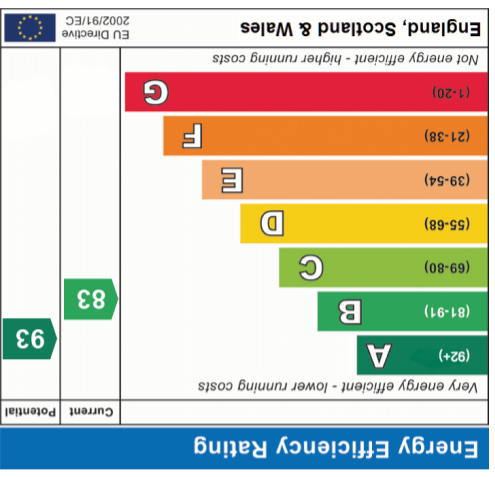




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



34 Steelworks Road, Lockside, Walsall, WS2 8EU

OFFERS REGION £325,000



### 34 STEELWORKS ROAD, LOCKSIDE, WALSALL

This well-presented, modern, four bedroomed, three storey detached family house forms part of the popular Lockside development built by Lovell Homes.

The property is conveniently situated for all amenities including a good range of schools for children of all ages, Walsall town centre within approximately a mile, Reedswood Park, Walsall Manor Hospital and Walsall Railway Station, which provides commuter rail services to Birmingham City Centre.

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

#### RECEPTION HALL

having entrance door, pin spot lighting, central heating radiator, built-in store cupboard housing the central heating boiler, under stairs store cupboard and stairs off to first floor.

#### LOUNGE

4.27m x 2.74m (14' 0" x 9' 0") having UPVC double glazed window to front, pin spot lighting with additional ceiling light point, and central heating radiator.

#### GUEST CLOAKROOM

having low flush w.c., wash hand basin, part tiled walls, pin spot lighting, central heating radiator and extractor fan.



#### BREAKFAST KITCHEN

4.79m x 4.31m (15' 9" x 14' 2") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in double oven with five-ring gas hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, centre breakfast island, pin spot lighting, central heating radiator, two Velux roof windows and UPVC double glazed French doors opening to the rear garden.

#### FIRST FLOOR LANDING

having pin spot lighting, airing cupboard and stairs off to second floor.

#### BEDROOM NO 2

3.60m x 2.57m (11' 10" x 8' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobe.

#### BEDROOM NO 3

3.68m x 2.58m (12' 1" x 8' 6") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

#### BEDROOM NO 4

2.53m x 2.12m (8' 4" x 6' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

#### FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, pin spot lighting, heated towel rail, tiled floor, extractor fan and UPVC double glazed window to front.

#### SECOND FLOOR LANDING

having ceiling light point, central heating radiator, loft hatch and built-in store cupboard.



#### BEDROOM NO 1

3.79m x 3.74m (12' 5" x 12' 3") having UPVC double glazed window to front, ceiling light point and central heating radiator.

#### EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., part tiled walls, pin spot lighting, heated towel rail, tiled floor and extractor fan.

#### FOREGARDEN

with lawn and pathway to front entrance door.

#### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn and side access gate.

#### SECURE REAR PARKING and GARAGE

having up-and-over entrance door.

#### 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 D with Walsall Council.

#### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/09/05/24

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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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