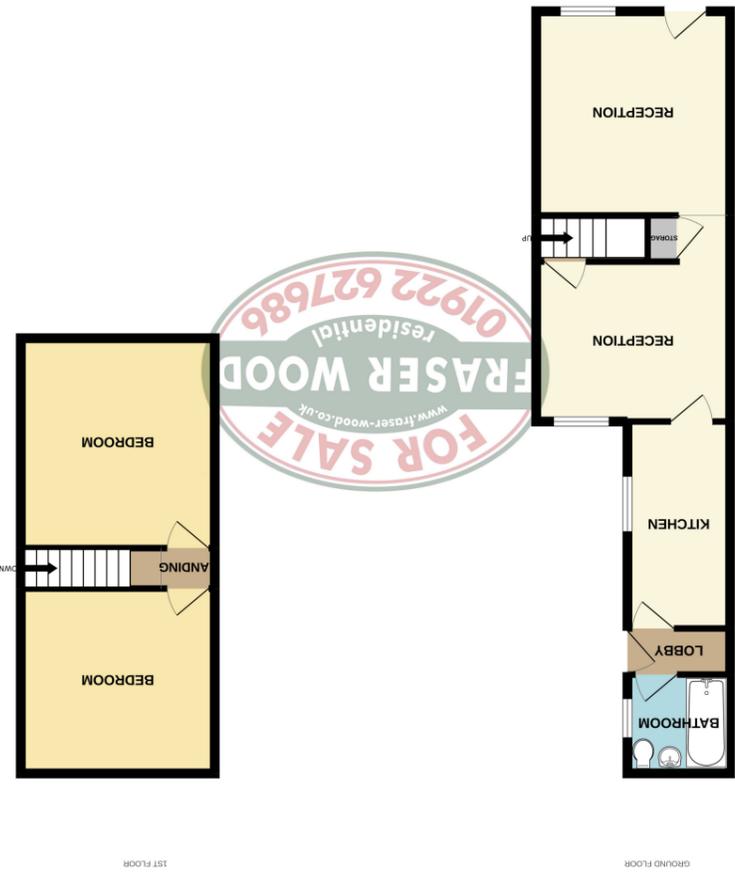




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the information contained herein, Fraser Wood Residential, its agents, employees and other staff are not responsible for any errors, omissions or misstatements. This is a summary of the information available and is not intended to be used as a substitute for professional advice. The services, features and appliances shown have not been tested and no guarantee is given. Made with安居客.com.cn

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



57 Hospital Street, Walsall, WS2 8JW

OFFERS REGION £130,000

## 57 HOSPITAL STREET, WALSALL

This two bedroomed end terraced house is conveniently situated for all local amenities, including public transport services to neighbouring areas, shopping facilities and schools for children of all ages.

The property affords an excellent opportunity for the first-time buyer of property investor and briefly comprises the following:- (all measurements approximate)

### LOUNGE

3.55m x 3.75m (11' 8" x 12' 4") Having upvc entrance door, ceiling light point, radiator and upvc double glazed window to front.

### DINING ROOM

3.55m x 3.79m (11' 8" x 12' 5") Having upvc double glazed window to rear, ceiling light point, radiator and under stairs store cupboard.

### KITCHEN

1.89m x 3.81m (6' 2" x 12' 6") Having inset stainless steel sink unit, base cupboards, working surface, gas cooker point, ceiling light point, radiator and upvc double glazed window to side.

### LOBBY

Having upvc door to side and central heating boiler.

### BATHROOM

white suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled splashbacks surrounds, ceiling light point, radiator and upvc window to side .

### FIRST FLOOR LANDING

Having ceiling light point.

### BEDROOM ONE

3.56m x 3.81m (11' 8" x 12' 6") Having upvc double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM TWO

3.56m x 3.81m (11' 8" x 12' 6") Having upvc double glazed window to rear, ceiling light point and radiator.

### FRONT

Having paved forecourt

### REAR

Having yard area and further garden beyond.

### 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

### 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.

LS/04/10/22

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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.

## IMPORTANT NOTICE FOR PEOPLE VIEWING PROPERTIES

Fraser Wood (Midlands) Limited take the health and safety of our staff members and the general public seriously. We have implemented the following procedures for viewing properties safely during Covid-19. These procedures are in accordance with the Government safety guidelines and must be adhered to at all times.

- Applicants are encouraged to view the outside of a property in the first instance (if they live locally)
- Applicants are encouraged to watch the video tour (if available)
- If you still wish to view the property, then we can arrange this. Everyone must follow the Government safety guidelines.
- You cannot view a property if any party is showing symptoms or has been asked to self-isolate before going ahead with any viewing
- Only Two (adult) viewers can enter the property
- Face coverings must be worn. No face mask no entry to property
- You cannot touch any surfaces
- Viewers must maintain a minimum of 2 meters distance from others wherever possible
- You are viewing at your own risk

