



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.





## DEVELOPMENT OPPORTUNITY, 83 GREENSIDE WAY, WALSALL

DEVELOPMENT OPPORTUNITY: Planning approval granted for FOUR Detached properties on this Good Size Corner Plot. Application Number DC/22/67156 for 3 x Four Bed Detached and Application Number DC/25/70218 for 1 x Three Bed Detached. Spacious Five Bedroom Residence in a sought after location briefly comprising: Reception Hall, Lounge, Kitchen, Five Bedrooms, Bathrooms and Off Road Parking.

The existing bungalow occupies a prominent corner position on Greenside Way at the junction with Ladbury Road in this popular residential area, conveniently situated to all amenities including local shopping facilities, schools for children of all ages and Tamebridge Parkway Rail Station is within only a short driving distance, providing commuter rail services to Birmingham City Centre.

## SERVICES

Company water, gas, electricity and mains drainage are available to 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.

## COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the existing property is listed under Council Tax Bank D with Sandwell Metropolitan Borough Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

LS/06/25

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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.

## The existing Bungalow includes the following

All measurements approximate:

Porch

Reception Hall

Lounge 5.66m x 3.34m (18' 3" x 10' 11")

Dining Area 3.54m x 1.89m (11' 7" x 6' 2")

Kitchen 3.61m x 1.91m (11' 10" x 6' 3")

Bedroom No 1 3.99m x 2.86m (13' 1" x 9' 5")

Bedroom No 2 3.05m x 2.35m (10' x 7' 9")

Bedroom No 3 3.99m x 2.03m (13' 1" x 7' 9")

Bedroom No 4 3.44m x 2.03m (11' 3" x 9' 5")

Bedroom No 5 4.46m x 3.02m (14' 8" x 9' 11")

Bathroom with jacuzzi style bath, wash basin, low flush w.c.

Outside:

Side Driveway

Foregarden

Enclosed Rear Garden

Garage

## PLANNING PERMISSION

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## 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.