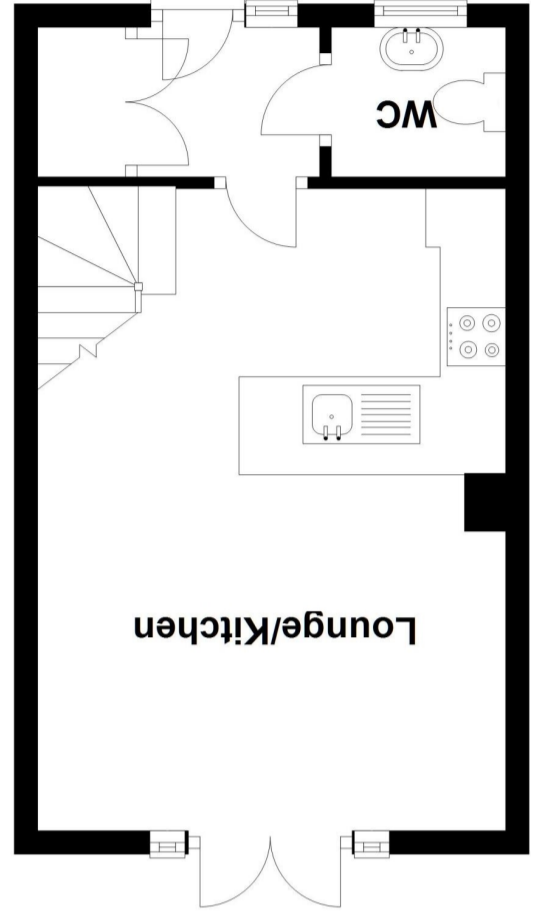
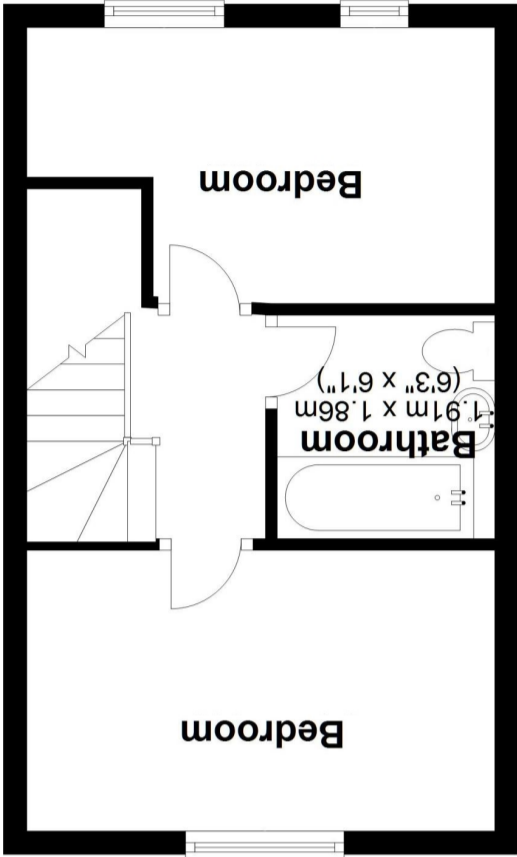




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Current	Potential
76	92
England, Scotland & Wales	
EU Directive 2002/91/EC	
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	



6 Yorkshire Grove, Walsall, WS2 7BS

OFFERS REGION £185,000

6 YORKSHIRE GROVE, WALSALL

This modern semi-detached house is conveniently situated in this popular residential area of Walsall, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities, schools for children of all ages and the M6 Motorway at Junctions 9 or 10 provides ready access to the remainder of the West Midlands conurbation and beyond.

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

RECEPTION HALL

having entrance door, ceiling light point, tiled floor, built-in store cupboard housing the central heating boiler and plumbing for automatic washing machine.

GUEST W.C.

having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to front.

OPEN PLAN LOUNGE/KITCHEN

5.46m x 3.98m (17' 11" x 13' 1") comprising:

LOUNGE AREA with UPVC double glazed French doors to rear garden, two ceiling light points and central heating radiator.

KITCHEN AREA having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, tiled floor, ceiling light point, under stairs storage space and stairs off to first floor.

FIRST FLOOR LANDING

having ceiling light point and central heating radiator.

BEDROOM NO 1

3.70m x 2.39m (12' 2" x 7' 10") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 2

3.70m x 2.32m (12' 2" x 7' 7") having two UPVC double glazed windows to front, ceiling light point, central heating radiator and loft hatch.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surround, ceiling light point, central heating radiator and extractor fan.

OUTSIDE

SIDE DRIVEWAY

providing off-road parking for several vehicles and pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn 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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/11/07/24

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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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