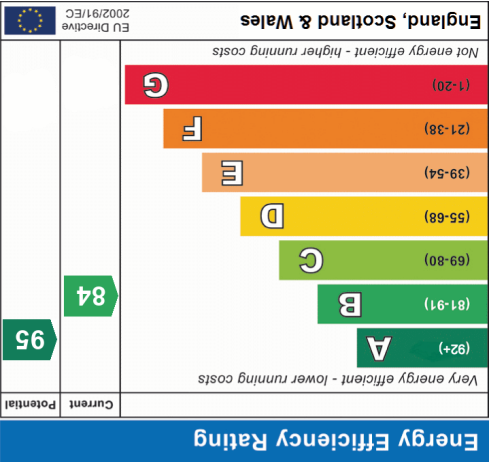




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view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



15a Sandymount Road, Walsall, WS1 3AR

OFFERS REGION £300,000





**15a SANDYMOUNT ROAD, WALSALL**

Viewing is highly recommended to fully appreciate this modern, three bedroomed, detached house located in the popular and sought after Highgate area of old Walsall, within close proximity of the amenities of Walsall town centre, public transport services to neighbouring areas, schools for children of all ages and with the Listed Highgate Brewery just at the end of the road.

The property was built by a local builder to a high specification and the accommodation briefly comprises the following:- (all measurements approximate)

**RECEPTION HALL**

having UPVC entrance door, two ceiling light points, central heating radiator, under stairs store cupboard and stairs off to first floor.

**GUEST CLOAKROOM**

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.

**LOUNGE**

4.58m x 3.94m (15' 0" x 12' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and UPVC double glazed French door to rear garden.

**KITCHEN**

4.73m x 2.19m (15' 6" x 7' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with five-ring gas hob and extractor hood over, appliance space, ceiling light point, central heating radiator and UPVC double glazed window to front.

**UTILITY ROOM**

2.22m x 1.73m (7' 3" x 5' 8") having inset stainless steel sink unit, wall and base cupboards, roll top work surfaces with tiled splash back surrounds, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to side.

**FIRST FLOOR LANDING**

having UPVC double glazed window to side, ceiling light point and loft hatch.

**BEDROOM NO 1**

4.63m x 3.00m (15' 2" x 9' 10") having two UPVC double glazed windows to front, ceiling light point, central heating radiator.

**BEDROOM NO 2**

3.96m x 2.43m (13' 0" x 8' 0") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BEDROOM NO 3**

2.97m x 2.42m (9' 9" x 7' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BATHROOM**

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to side.

**OUTSIDE**

**FRONT DRIVEWAY**

providing off-road parking for several vehicles.

**ENCLOSED REAR GARDEN**

having timber fencing surround, paved patio area, lawn and with separate 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](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/29/05/25

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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.

**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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