







**86 BESCOT ROAD, WALSALL**

This double-fronted, traditional style detached family house occupies a convenient position in this popular residential area, being well served by all amenities including public transport services to Walsall and Wednesbury town centres, a good range of schools for children of all ages, Pleck Park, local shopping facilities and Junction 9 of the M6 Motorway is within a short driving distance, providing access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain involved, the spaciouly proportioned accommodation briefly comprises the following:- (all measurements approximate)

**PORCH**

having entrance door, ceiling light point and wooden flooring.

**RECEPTION HALL**

having ceiling light point, central heating radiator, wooden flooring, coved cornices and stairs off to first floor.

**THROUGH LOUNGE**

8.37m x 4.30m (27' 6" x 14' 1") having UPVC double glazed window to front, two ceiling light points, two central heating radiators, feature fireplace surround with fitted gas fire, coved cornices and UPVC double glazed French doors to rear garden.

**DINING ROOM**

4.87m x 2.83m (16' 0" x 9' 3") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, feature fireplace surround with fitted gas fire and UPVC double glazed window to side.



**RE-FITTED BREAKFAST KITCHEN comprising:**

KITCHEN AREA 3.25m x 2.89m (10' 8" x 9' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, Quartz work surfaces, splash back surrounds, built-in double oven with five-ring gas hob and extractor hood over, tiled floor, pin spot lighting and UPVC double glazed window to rear.

BREAKFAST AREA 3.12m x 2.89m (10' 3" x 9' 6") having UPVC double glazed window to side, ceiling light point, appliance space and tiled floor.

**UTILITY ROOM**

2.21m x 1.36m (7' 3" x 4' 6") having central heating boiler, plumbing for automatic washing machine, ceiling light point, tiled floor and UPVC double glazed door to rear garden.

**GUEST CLOAKROOM**

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to rear.

**FIRST FLOOR LANDING**

having UPVC double glazed window to front, three ceiling light points, central heating radiator, coved cornices and loft hatch.

**BEDROOM NO 1**

4.16m x 3.75m (13' 8" x 12' 4") having UPVC double glazed windows to front and side, ceiling light point, central heating radiator and coved cornices.

**EN SUITE SHOWER ROOM**

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., ceiling light point, tiled walls, tiled floor and UPVC double glazed window to side.

**BEDROOM NO 2**

4.30m x 3.75m (14' 1" x 12' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.



**EN SUITE SHOWER ROOM**

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, extractor fan, tiled floor and UPVC double glazed window to side.

**BEDROOM NO 3**

4.00m x 3.15m (13' 1" x 10' 4") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

**BEDROOM NO 4**

3.36m x 3.06m (11' 0" x 10' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

**FAMILY BATHROOM**

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to rear.

**OUTSIDE**

**BLOCK PAVED IN AND OUT DRIVEWAY**

providing off-road parking for several vehicles.

**DOUBLE TANDEM GARAGE**

11.14m x 3.50m (36' 7" x 11' 6") having electrically operated up-and-over entrance door, power and lighting.

**ENCLOSED REAR GARDEN**

with timber fencing surround, paved patio area, lawn, a variety of trees and bushes, two timber garden sheds 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](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/07/03/25 © FRASER WOOD 2025.

**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. 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.