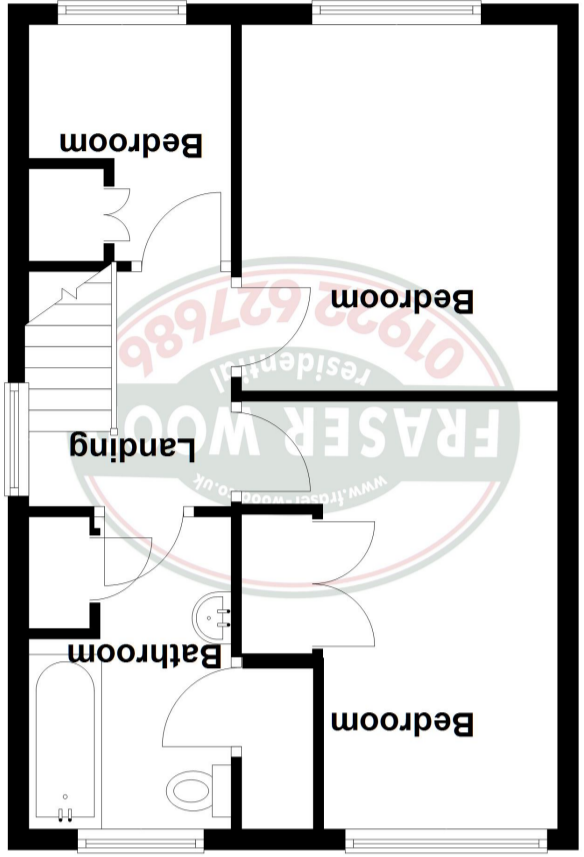


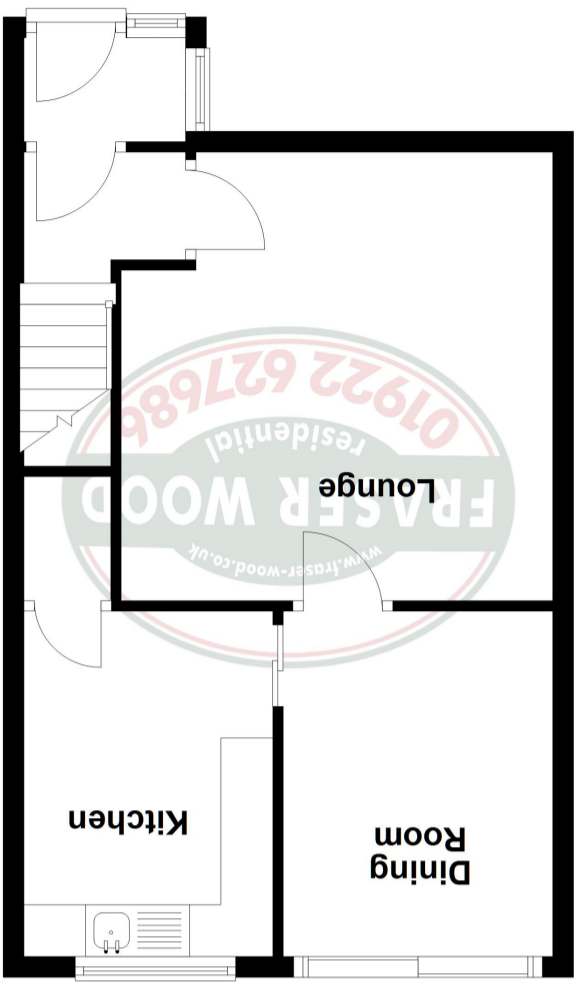


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
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	
31	86



First Floor



Ground Floor



23 Reedswood Close, Walsall, WS2 8QJ

OFFERS REGION £150,000





## 23 REEDSWOOD CLOSE, WALSALL

This end town house is conveniently located on a no through road off Old Birchills and is well served by local amenities including shopping facilities and public transport services to neighbouring areas.

Although in need of certain refurbishment the property offers an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

### GLAZED PORCH ENTRANCE leading to:

### RECEPTION HALL

### LOUNGE

14' 5" x 13' (4.40m x 3.96m) with gas fire point and UPVC double glazed window.

### REAR DINING ROOM

8' 2" x 7' 7" (2.49m x 2.31m) with double glazed patio door.

### KITCHEN

8' x 8' 4" (2.44m x 2.54m) with part tiled walls and a range of fitted base and wall cupboards, work surfaces, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, double glazed window and with useful PANTRY off.

### FIRST FLOOR LANDING

### BEDROOM NO 1 (Rear)

12' x 8' (3.66m x 2.44m) plus additional 1' 6" x 3' (0.45m x 0.91m) with built-in double wardrobe and double glazed window.

### BEDROOM NO 2 (Front)

11' x 8' (3.35m x 2.44m) with double glazed window.

### BEDROOM NO 3 (Front)

7' 9" x 7' 4" (2.36m x 2.24m) with double glazed window and built-in double wardrobe.

### BATHROOM

having bath with electric shower over, wash hand basin and w.c., and double glazed window.

### OUTSIDE

### OVERGROWN FOREGARDEN

with borders and pedestrian access to front entrance.

### ENCLOSED REAR GARDEN

We are informed that there is a GARAGE at the extreme of Reedswood Close with an up-and-over entrance door (not inspected).

### 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 B with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/13/11/24

© FRASER WOOD 2024.

### 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.

