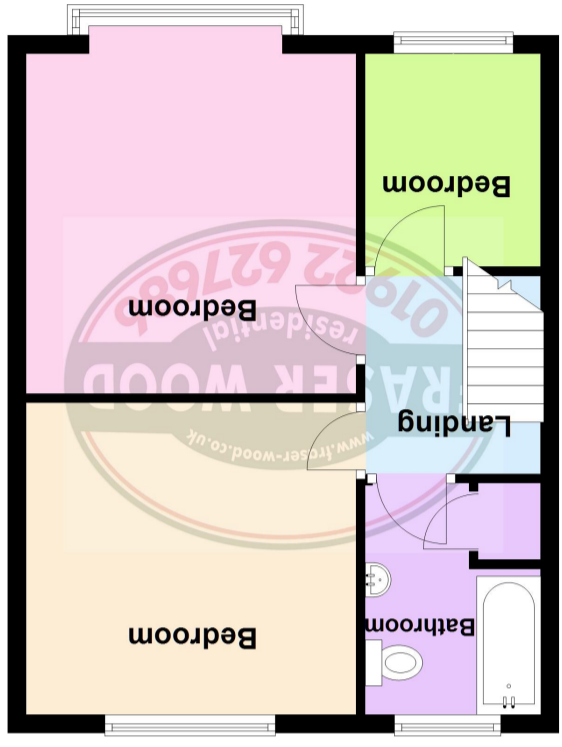




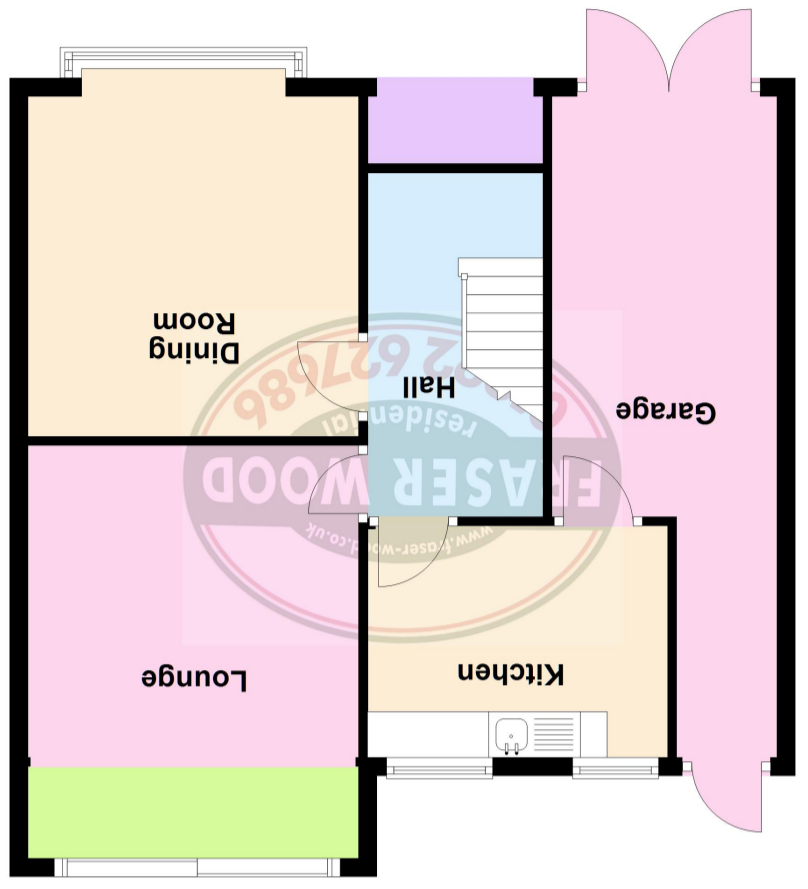
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

150, Broadway West, Walsall

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	
85	63



First Floor
Approx. 40.9 sq. metres



Ground Floor
Approx. 63.3 sq. metres



150 Broadway West, Walsall, WS1 4DN

OFFERS REGION £295,000



150 BROADWAY WEST, WALSALL

This semi-detached house occupies an enviable position close to the junction with Bescot Crescent in this popular and sought after residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities, schools for children of all ages and Bescot Rail Station and Junction 9 of the M6 Motorway are both within a short driving distances, providing ready access to neighbouring areas.

The property already has the benefit of hardwood framed, sealed unit double glazed windows and gas fired central heating and, although in need of modernisation/refurbishment, it provides an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

ON THE GROUND FLOOR

PORCH ENTRANCE

RECEPTION HALL

with hot water radiator and storage cupboard off.

FRONT LOUNGE

4.19m x 3.51m (13' 9" x 11' 6") with double glazed leaded bay window and double panel hot water radiator.

REAR SITTING ROOM

4.42m x 3.51m (14' 6" x 11' 6") with hot water radiator, brick built fireplace with coal effect gas fire and double glazed patio door leading to the rear garden.

PART TILED, EXTENDED KITCHEN

3.43m x 2.29m (11' 3" x 7' 6") with a range of fitted base units, stainless steel sink unit with mixer tap above, work surfaces and hot water radiator.

FIRST FLOOR LANDING

with double glazed window to side elevation.

BEDROOM NO 1 (Front)

4.40m x 3.56m (14' 5" x 11' 8") with hot water radiator and double glazed leaded window.

BEDROOM NO 2 (Rear)

3.56m x 3.40m (11' 8" x 11' 2") with double glazed window and hot water radiator.

BEDROOM NO 3 (Front)

2.26m x 1.83m (7' 5" x 6' 0") having double glazed window and hot water radiator.

FULLY TILED BATHROOM

with bath having shower over, w.c., wash hand basin, hot water radiator, double glazed window and original airing cupboard housing the central heating boiler.

OUTSIDE

LAWINED FOREGARDEN

with border and BLOCK PAVED DRIVEWAY providing off-road parking and access to the:

SIDE GARAGE

4.98m x 2.74m (16' 4" x 9' 0") with metal entrance doors.

ENCLOSED REAR GARDEN

being part paved with overgrown lawn and borders.

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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/14/12/23

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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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