

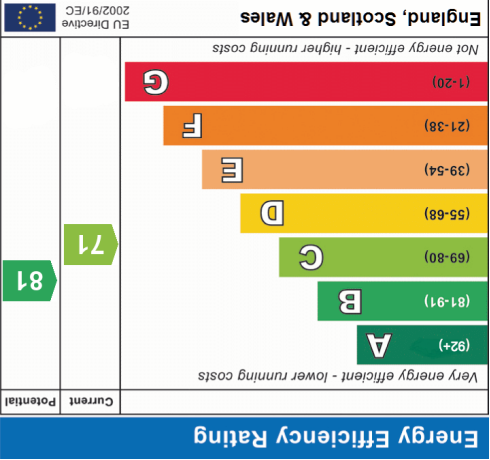


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Ground Floor



First Floor



12 Cricket Close, Walsall, WS5 3PU

OFFERS REGION £430,000



12 CRICKET CLOSE, WALSALL

This well-presented four bedroomed detached family house is located in this popular and sought after residential area of South Walsall just off Birmingham Road. Viewing highly recommended - proceedable applicants only.

The property is well served by all amenities including public transport services to Birmingham City Centre and Walsall Town Centre, a good range of schools for children of all ages and Junctions 7 or 9 of the M6 Motorway are within easy reach, providing ready access to the remainder of the West Midlands conurbation and beyond.

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

PORCH

having UPVC entrance door and tiled flooring.

RECEPTION HALL

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

GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin, part tiled walls, ceiling light point, central heating radiator, coved cornices and UPVC double glazed window to side.

LOUNGE

4.44m x 3.86m (14' 7" x 12' 8") having UPVC double glazed sliding patio door to conservatory, two wall light points, central heating radiator, coved cornices and feature fireplace surround with fitted gas fire.

DINING ROOM

3.60m x 2.88m (11' 10" x 9' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved

CONSERVATORY

4.21m x 2.61m (13' 10" x 8' 7") having UPVC double glazed windows, ceiling fan with light point, tiled flooring and UPVC double glazed French doors to rear garden.

KITCHEN

3.64m x 2.36m (11' 11" x 7' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, integrated dishwasher and fridge freezer, pin spot lighting, plinth heater, UPVC double glazed window to front and UPVC door and window to side.

FIRST FLOOR LANDING

having UPVC double glazed windows to side, two ceiling light points, coved cornices and airing cupboard with central heating radiator.

BEDROOM NO 1

4.35m x 3.02m (14' 3" x 9' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and a range of fitted wardrobes and drawer units.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, pin spot lighting, heated towel rail and UPVC double glazed window to front.

BEDROOM NO 2

3.87m x 3.43m (12' 8" x 11' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and a range of built-in wardrobes.

BEDROOM NO 3

3.25m x 2.38m (10' 8" x 7' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved

BEDROOM NO 4

3.04m x 1.99m (10' 0" x 6' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes.

FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, coved cornices, shaver socket and UPVC double glazed window to front.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

LARGE INTEGRAL GARAGE

4.94m x 4.44m (16' 2" x 14' 7") having electrically operated roller shutter entrance door, power and lighting, plumbing for automatic washing machine, appliance space, base cupboards and also housing the central heating boiler.

ENCLOSED REAR GARDEN

having paved patio area, lawn, a variety of trees and bushes, rear decking area with electric power point, cold water hose tap, timber garden shed 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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/16/07/25

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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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