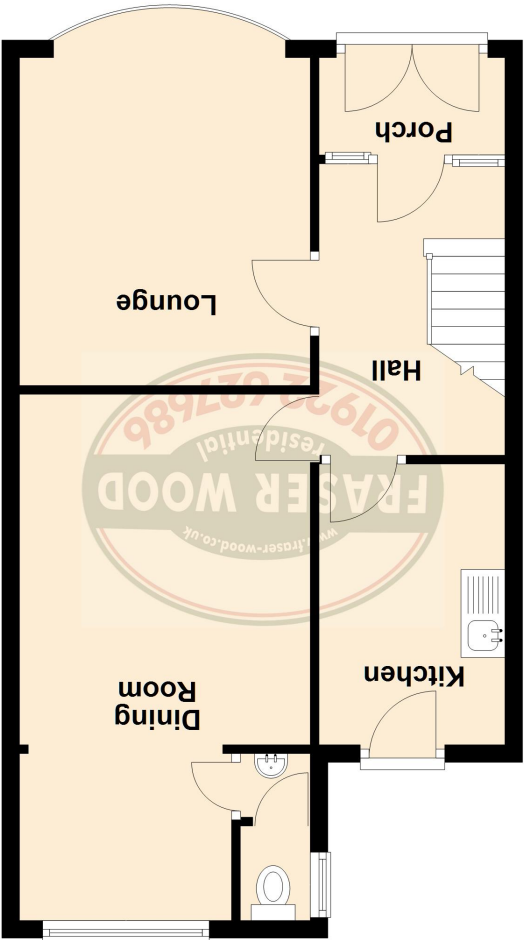


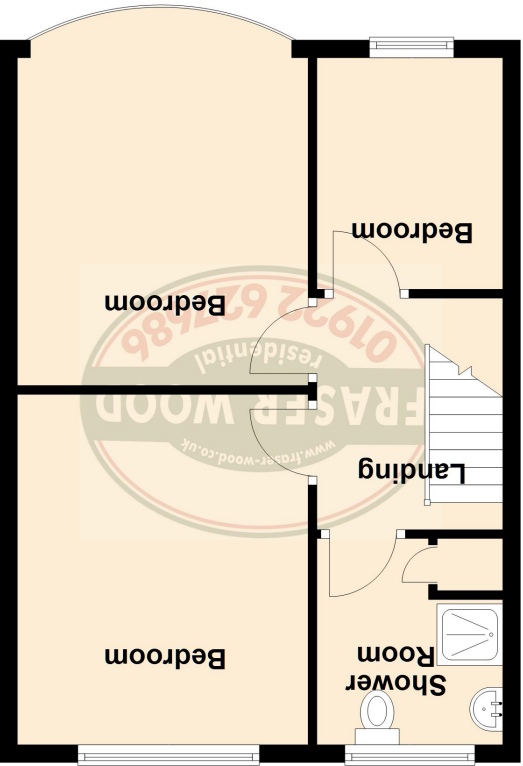


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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

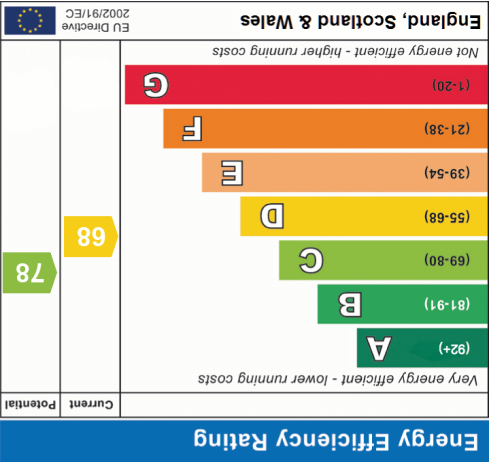
Total area: approx. 93.8 sq. metres (1009.7 sq. feet)



Ground Floor
Approx. 50.2 sq. metres (540.3 sq. feet)



First Floor
Approx. 43.6 sq. metres (469.4 sq. feet)



29 Victory Avenue, Darlaston, WS10 7RR

OFFERS REGION £175,000





29 VICTORY AVENUE, DARLASTON

Although in need of certain modernisation/refurbishment this traditional semi-detached house offers an excellent opportunity for the discerning purchaser to improve the property to suit their own requirements.

The property is located within close proximity of Darlaston town centre, with local schools and shopping facilities nearby and the M6 Motorway at Junction 10 is within approximately 7km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Interested parties are advised of the contents of a Coal Mining Report dated 24 March 2014, which indicates the presence of mine shafts within 10m of the boundary of the subject property.

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

PORCH ENTRANCE

with UPVC double glazed entrance door leading to:

RECEPTION HALL

with hot water radiator, large pantry off and under stairs storage.

FRONT RECEPTION ROOM

14' 5" into bay x 11' 0" (4.39m x 3.35m) with coal effect basket gas fire, hot water radiator and UPVC double glazed bay window.

EXTENDED REAR RECEPTION ROOM

12' 3" x 11' 0" (3.73m x 3.35m) plus additional 6' 6" x 8' 9" (1.98m x 2.67m) with two hot water radiators, gas fire point and in turn leading to:

LOBBY AREA

with wash hand basin and PART TILED GROUND FLOOR W.C. off.



PART TILED KITCHEN

8' 0" x 5' 8" (2.44m x 1.73m) with inset stainless steel sink unit having mixer tap over and a range of fitted base units.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

14' 8" into bay x 11' 0" (4.47m x 3.35m) with UPVC double glazed window and built-in double wardrobe.

BEDROOM NO 2 (Rear)

12' 7" x 11' 0" (3.84m x 3.35m) with UPVC double glazed window.

BEDROOM NO 3 (Front)

8' 0" x 6' 0" (2.44m x 1.83m) with hot water radiator and single glazed window.

SHOWER ROOM

having shower tray with shower over, vanity wash hand basin and w.c., hot water radiator and UPVC double glazed window with extractor fan.

OUTSIDE

PAVED FOREGARDEN

with small borders and BLOCK PAVED DRIVEWAY at front and side of the property, which in turn leads to a SEPARATE SIDE ACCESS to the:

ENCLOSED REAR GARDEN

with lawn and borders in two sections and at the extreme rear there is a METAL FRAMED STRUCTURE with electric power and lighting.



Original garage now comprising LARGE STORE

17' x 8' (5.18m x 2.44m) plus an additional 10' 7" x 2' (3.23m x 0.61m) with electric power and lighting and ADDITIONAL STOREROOMS 4' 3" x 4' 3" (1.30m x 1.30m) and 4' 3" x 3' 7" (1.30m x 1.09m).

COAL MINING REPORT

We are aware of the contents of a Coal Mining Report dated 24 March 2014, reference 51000502818001, which indicates the present of mine shafts within 10m of the boundary of the subject property. A copy of the report is available from the Agents.

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/02/09/25

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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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