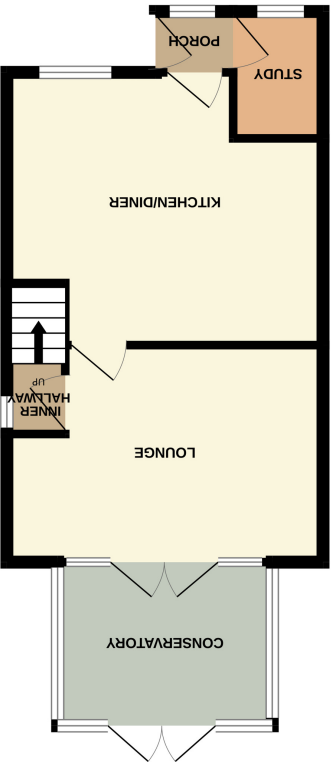


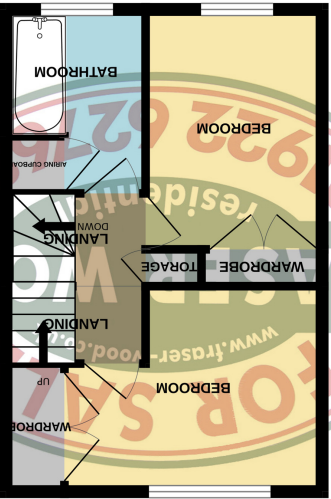


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

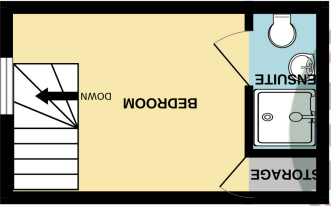
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



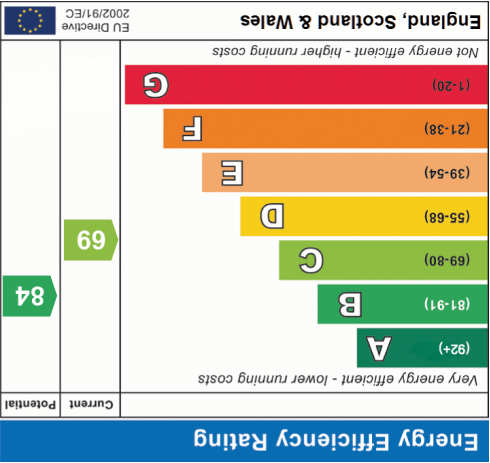
GROUND FLOOR



1ST FLOOR



2ND FLOOR



21 Sandymount Road, Walsall, WS1 3AR

OFFERS REGION £249,995



21 SANDYMOUNT ROAD, WALSALL

This deceptively spacious, three bedroomed, end town house occupies a pleasant position in this popular residential area of old Walsall, being well served by all amenities including local shopping facilities, a good range of schools for children of all ages, public transport services to neighbouring areas and Junctions 7, 9 or 10 of the M6 Motorway are all within approximately 7km distance, providing ready access to the remainder of the West Midlands conurbation.

The well presented accommodation, which must be viewed to be fully appreciated, briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door, UPVC double glazed window to front and tiled floor.

OFFICE

1.56m x 1.25m (5' 1" x 4' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator and tiled floor.

KITCHEN/DINER

4.50m x 4.36m (14' 9" x 14' 4") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, plumbing for automatic washing machine, integrated dishwasher and fridge/freezer, tiled floor, two ceiling light points, central heating radiator, under stairs storage space and UPVC double glazed window to front.

LOUNGE

4.41m x 3.63m (14' 6" x 11' 11") having window and doors to conservatory, ceiling light point, central heating radiator and feature fireplace surround with fitted electric fire.

CONSERVATORY

3.00m x 2.29m (9' 10" x 7' 6") having UPVC double glazed windows, wall light point, central heating radiator, wooden flooring and UPVC door to rear garden.

INNER HALLWAY

having UPVC double glazed window to side and stairs off to first floor.

FIRST FLOOR LANDING

having ceiling light point, central heating radiator, built-in store cupboard and stairs off to second floor.

BEDROOM NO 1

3.61m maximum x 3.57m maximum (11' 10" x 11' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 2

3.90m x 2.39m (12' 10" x 7' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and built-in wardrobe.

FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail, airing cupboard and UPVC double glazed window to front.

SECOND FLOOR BEDROOM 3

3.41m x 2.65m (11' 2" x 8' 8") having Velux window to rear, pin spot lighting, central heating radiator, built-in store cupboards and UPVC double glazed window to side.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, tiled floor and extractor fan.

OUTSIDE

PAVED DRIVEWAY

providing off-road parking and pathway to front entrance door.

ENCLOSED REAR GARDEN

having timber fencing surrounds, patio area, artificial lawn, flower and shrub borders, 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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/29/04/25

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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.

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.