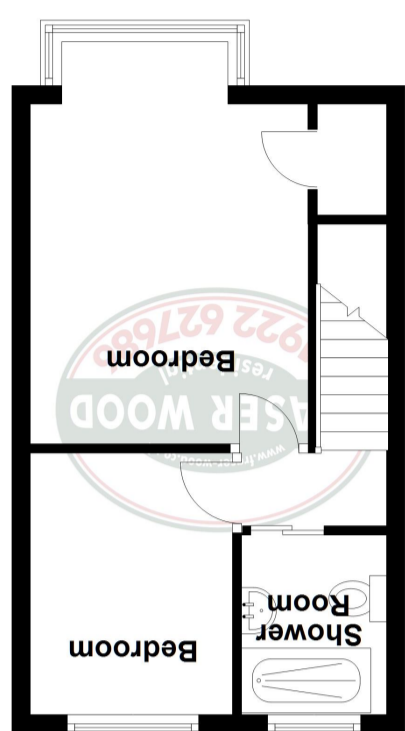




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

England, Scotland & Wales
EU Directive 2002/91/EC



First Floor



Ground Floor



4 Lilac Avenue, Walsall, WS5 4JW

OFFERS REGION £165,000



4 LILAC AVENUE, WALSALL

This conveniently situated semi-detached house has the benefit of off-road parking with a garage located at the rear, is located in a popular area of Delves, being convenient for all local amenities, including schools for children of all ages, public transport services and the M6 Motorway at either Junctions 7 or 9 are both within approximately 6km distance.

Having the benefit of gas fired central heating and UPVC double glazing, the accommodation briefly comprises the following:- (all measurements approximate)

PORCH ENTRANCE

with UPVC double glazed entrance door and with inner door to:

HALLWAY

with hot water radiator.

L-SHAPED LOUNGE/DINING ROOM

22' x 9' 8" minimum, 12' 7" maximum (6.71m x 2.95m, 3.84m) having a feature brick built fireplace with tiled hearth and coal effect gas fire, wood grain effect UPVC double glazed leaded window to front, hot water radiator and with useful under stairs storage cupboard off.



DETACHED GARAGE

15' 7" x 7' 5" (4.75m x 2.26m) with up-and-over entrance door.

A separate SIDE ACCESS leads to the:

ENCLOSED, PRIVATE REAR GARDEN

with block paved patio area leading down to a mature lawn with an abundance of shrubs (currently overgrown).

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 B with Sandwell Metropolitan Borough Council.



EXTENDED REAR KITCHEN

7' 9" x 7' 9" (2.36m x 2.36m) plus 5' x 3' 10" (1.52m x 1.16m) with part tiled walls, tiled flooring, a full range of fitted base and wall cupboards, inset one and a half bowl sink unit with mixer tap above, gas hob and electric oven, plumbing for automatic washing machine, wood grain effect UPVC double glazed leaded window.

FIRST FLOOR LANDING

BEDROOM NO 1

13' 2" x 9' 9" (4.01m x 2.97m) with hot water radiator, wood grain effect UPVC double glazed leaded window, double wardrobe with louvred doors and additional louvred door cupboard housing the central heating boiler.

BEDROOM NO 2 (Rear)

8' 8" x 7' 2" (2.64m x 2.18m) with wood grain effect UPVC double glazed leaded window and hot water radiator.

FULLY TILED SHOWER ROOM

having walk-in shower, w.c., wash hand basin, hot water radiator and wood grain effect UPVC double glazed window.

OUTSIDE

LOW MAINTENANCE FOREGARDEN

with gravelled areas and borders.

We understand a SHARED VEHICULAR ACCESS with BLOCK PAVED DRIVEWAY provides access to the:

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/22/05/24

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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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