



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.

While every attempt has been made to ensure the accuracy of the information contained here, measurements of dimensions, areas and other details are approximate and no responsibility is taken for any errors or omissions. They have to be made on the basis of the information provided to us and no guarantee is made with respect to their accuracy or reliability. The information is provided for general guidance only and is not intended to constitute an offer of any financial product. The information is provided for general guidance only and is not intended to constitute an offer of any financial product.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
84	68



98 Lewis Street, Walsall, WS2 8JZ

OFFERS REGION £180,000



98 LEWIS STREET, WALSALL

This modern style, three bedroomed, end town house is conveniently situated in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

Offered to the market with immediate vacant possession, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

ON THE GROUND FLOOR

PORCH

having UPVC entrance door, UPVC double glazed window to side and ceiling light point.

RECEPTION HALL

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

GUEST CLOAKROOM

having low flush w.c., wash hand basin,, part tiled walls, ceiling light point and with window to front.

LOUNGE

5.64m x 2.83m (18' 6" x 9' 3") having UPVC double glazed window to front, two ceiling light points, central heating radiator, coved cornices, laminate flooring and feature fireplace surround with fitted electric fire.



BREAKFAST KITCHEN

4.78m x 3.22m (15' 8" x 10' 7") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point with extractor hood over, appliance space, plumbing for automatic washing machine, tiled floor, ceiling light point, feature fireplace surround with electric fire, UPVC double glazed window to rear and UPVC double glazing sliding patio door to rear garden.

FIRST FLOOR LANDING

having ceiling light point, built-in store cupboard and airing cupboard housing the central heating boiler.

BEDROOM NO 1

3.91m x 2.90m (12' 10" x 9' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator and laminate flooring.

BEDROOM NO 2

3.91m x 2.90m (12' 10" x 9' 6") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.91m x 1.85m (9' 7" x 6' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., part tiled walls, pin spot lighting, central heating radiator, tiled floor and UPVC double glazed window to front.

OUTSIDE

FRONT DRIVEWAY

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

ENCLOSED REAR GARDEN

with timber fencing surround, patio area, gravelled area, BRICK BUILT STORAGE SHED and with rear 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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/21/12/23

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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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