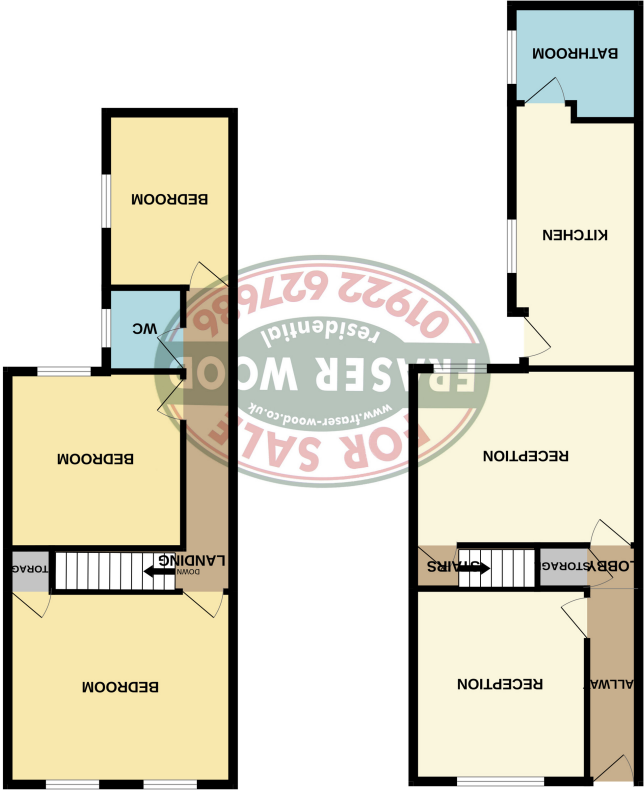




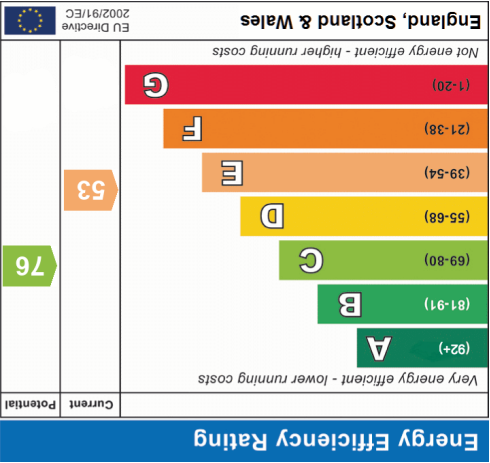
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

What every agent has been made to ensure the accuracy of the figures 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 quantity or efficiency can be given. Made with Measure 2020



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



416 Wolverhampton Road, Walsall, WS2 8RJ

OFFERS REGION £170,000



416 WOLVERHAMPTON ROAD, WALSALL

This well presented, three bedroomed end terraced house is conveniently situated in this popular residential area, being well served by local amenities including public transport services to neighbouring areas, schools for children of all ages and Junction 10 of the M6 Motorway, which provides ready access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain involved, the accommodation, which includes a number of original features, briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring and built-in store cupboard.

FRONT RECEPTION ROOM

3.62m x 3.12m (11' 11" x 10' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and feature fireplace surround.

REAR RECEPTION ROOM

4.22m x 3.33m (13' 10" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring, tiled fireplace surround and stairs off to first floor.



FITTED KITCHEN

4.99m maximum x 2.39m (16' 4" x 7' 10") 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, appliance space, plumbing for automatic washing machine, tiled floor, central heating boiler, two ceiling light points, central heating radiator, UPVC double glazed window to side and UPVC door to rear yard.



GROUND FLOOR 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, tiled floor, extractor fan and UPVC double glazed window to side.

FIRST FLOOR LANDING

having ceiling light point, central heating radiator and loft hatch.

BEDROOM NO 1

4.26m x 3.64m (14' 0" x 11' 11") having two UPVC double glazed windows to front, ceiling light point, central heating radiator, feature fireplace surround and built-in store cupboard.



BEDROOM NO 2

3.33m x 3.30m (10' 11" x 10' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and feature fireplace surround.

BEDROOM NO 3

3.30m x 2.40m (10' 10" x 7' 10") having UPVC double glazed window to side, ceiling light point, central heating radiator and feature fireplace surround.

W.C.

having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, ceiling light point and UPVC double glazed window to side.



SMALL FORECOURT

with pathway to front door.

ENCLOSED YARD

leading to FURTHER GARDEN BEYOND.

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/09/07/25

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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.

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.