



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, omission or mis-statement. 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.
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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
81	67



1ST FLOOR

GROUND FLOOR



115 Bridgwater Close, Walsall Wood, WS9 9PH

OFFERS REGION £185,000



115 BRIDGWATER CLOSE, WALSALL WOOD

This well-presented mid-town house is conveniently situated in this popular residential area, being well served by all amenities including local shops, schools for children of all ages and public transport services to neighbouring areas.

The property affords an excellent opportunity for the first-time buyer, young family or investment purchaser and viewing is highly recommended to fully appreciate the deceptively spacious accommodation, which briefly comprises the following;- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring, under stairs storage space and stairs off to first floor.

GUEST CLOAKROOM

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

LOUNGE

4.80m x 3.29m (15' 9" x 10' 10") having UPVC double glazed window to front, two ceiling light points, central heating radiator and UPVC double glazed French doors to rear garden.

BREAKFAST KITCHEN

5.54m x 2.82m (18' 2" x 9' 3") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring gas hob, appliance space, plumbing for automatic washing machine, tiled floor, two ceiling light points, central heating radiator, UPVC double glazed window to rear and UPVC door to rear garden.



FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 1

3.82m x 2.93m (12' 6" x 9' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, two wall light points and extractor fan.

BEDROOM NO 2

3.59m x 2.88m (11' 9" x 9' 5") having UPVC double glazed window to rear, ceiling light point and wooden flooring.

BEDROOM NO 3

2.87m x 2.31m (9' 5" x 7' 7") having UPVC double glazed window to rear, ceiling light point and wooden flooring.

BATHROOM

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point and UPVC double glazed window to front.

OUTSIDE

PEDESTRIAN ACCESS to front

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, a variety of trees and with BRICK BUILT STORAGE SHED.

COMMUNAL PARKING



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/20/02/26

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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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