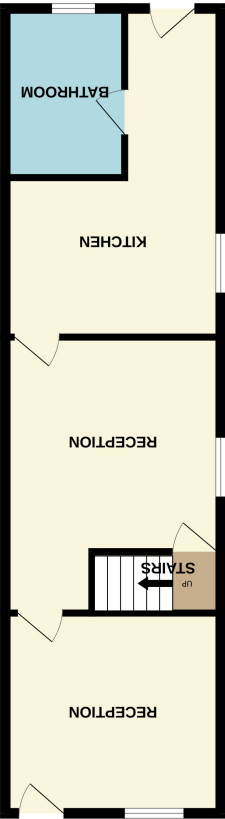


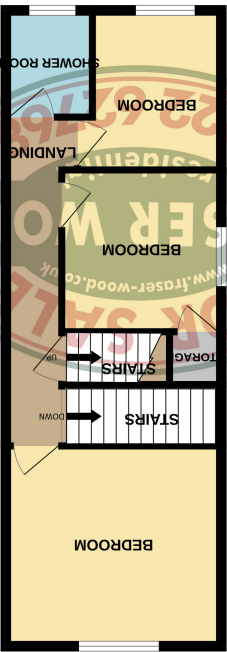


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

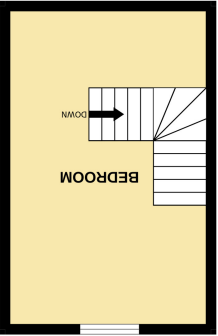
Whilst every attempt has been made to ensure the accuracy of the diagram contained hereon, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metropac C025



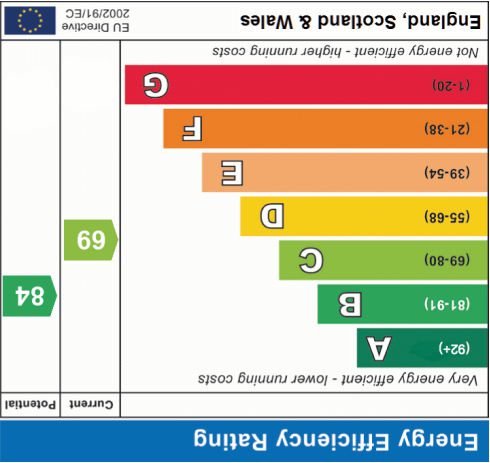
GROUND FLOOR



1ST FLOOR



2ND FLOOR



163 West Bromwich Road, Walsall, WS1 3HP

OFFERS REGIN £240,000





163 WEST BROMWICH ROAD, WALSALL

Viewing is highly recommended to fully appreciate this considerably extended four bedroomed end terraced house, which occupies a good sized plot in this popular residential area.

The property is conveniently situated for all amenities including schools for children of all ages, public transport services to neighbouring areas, local shopping facilities and access to the M6 Motorway at either Junction 7 or 9.

The well presented accommodation briefly comprises the following:-
(all measurements approximate)

FRONT RECEPTION ROOM

3.65m x 3.40m (12' 0" x 11' 2") having UPVC entrance door, UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and feature fireplace surround.

REAR RECEPTION ROOM

4.70m x 3.68m (15' 5" x 12' 1") having UPVC double glazed window to side, ceiling light point, central heating radiator, under stairs storage cupboard and stairs off to first floor.

L-SHAPED KITCHEN

5.60m maximum x 3.61m maximum (18' 4" x 11' 10") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with five-ring gas hob, extractor hood over, plumbing for automatic washing machine, appliance, space, tiled floor, three ceiling light points, central heating radiator, UPVC double glazed window to side and UPVC door to rear garden.

GROUND FLOOR BATHROOM

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

FIRST FLOOR LANDING

having ceiling light point and stairs off to second floor.

BEDROOM NO 1

3.65m x 3.45m (12' 0" x 11' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator.

BEDROOM NO 2

2.75m x 2.72m (9' 0" x 8' 11") having UPVC double glazed window to side, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 3

2.83m x 2.27m (9' 3" x 7' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

SHOWER ROOM

having white suite comprising shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to rear.

SECOND FLOOR BEDROOM NO 4

5.50m x 3.52m (18' 1" x 11' 7") having sloping ceilings, Fakro roof window to rear, ceiling light point and built-in store cupboards.

OUTSIDE

FORECOURT

with pathway to front entrance door.

ENCLOSED REAR GARDEN

with timber fencing surround, artificial lawn, BRICK BUILT STORAGE SHED 3.66m x 3.05m (12' x 10') with door and windows 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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/05/11/25

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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.