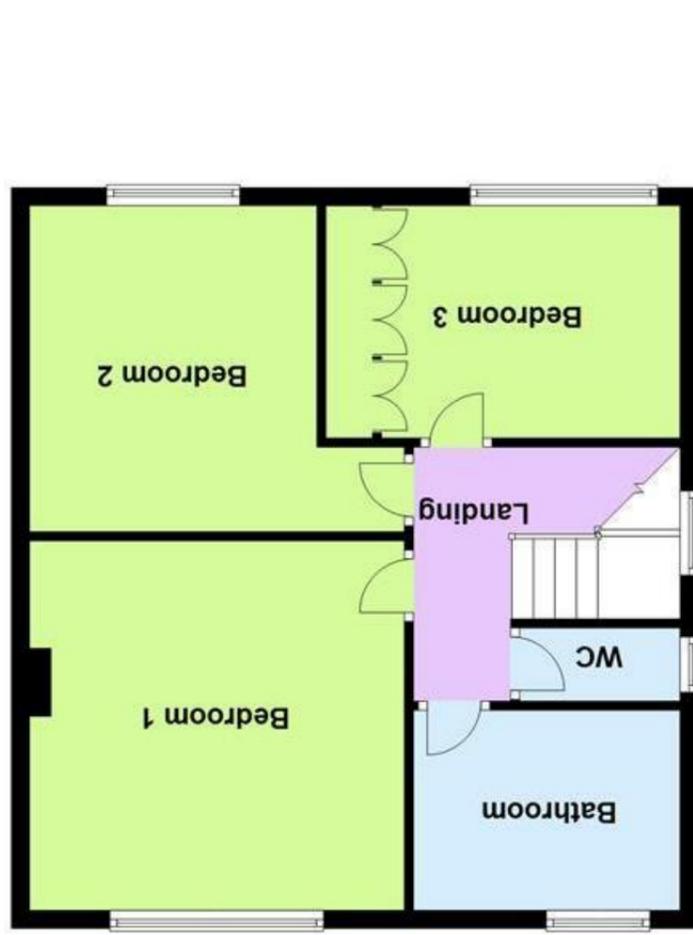


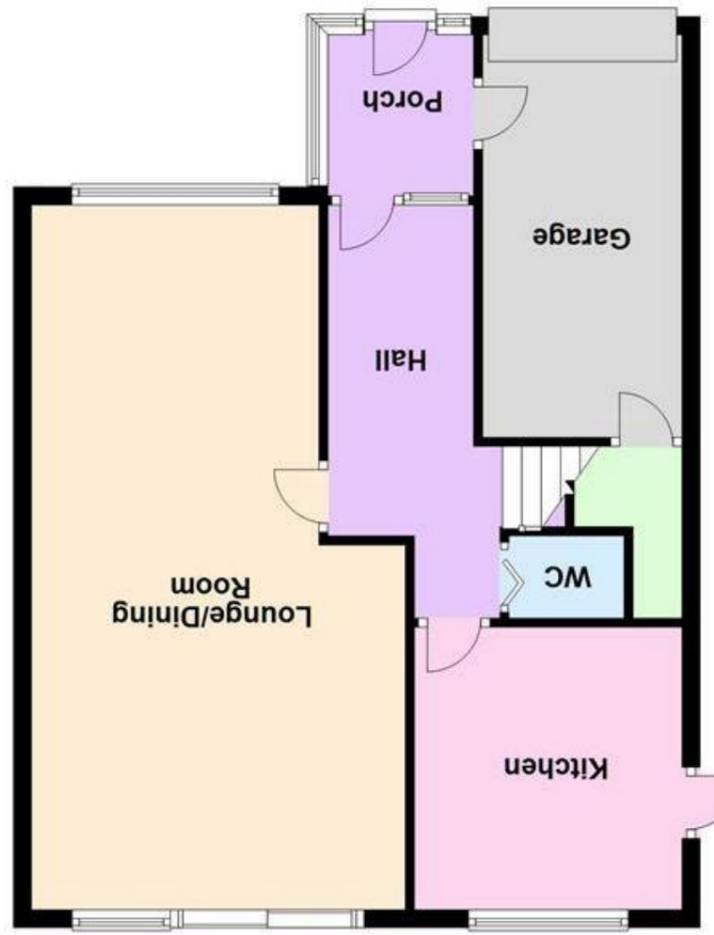


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
	79
	73
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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)



First Floor



Ground Floor



40 Helston Road, Walsall, WS5 3HX

OFFERS REGION £360,000



40 HELSTON ROAD, PARK HALL, WALSALL

This well-presented house with three double bedrooms occupies a pleasant position on the popular Park Hall Estate, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities at Gillity Village, a good range of schools for children of all ages, including Park Hall Academy Infant and Junior School and Queen Mary's Grammar and High Schools and the M6 Motorway at Junctions 7, 9 or 10 provides ready access to the remainder of the West Midlands conurbation and beyond.

Early viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)



PORCH

having UPVC entrance door and UPVC double glazed windows, ceiling light point and tiled floor.

RECEPTION HALL

having entrance door, two ceiling light points, central heating radiator, tiled floor and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, extractor fan and tiled floor.



THROUGH LOUNGE

7.88m x 4.18m (25' 10" x 13' 9") having UPVC double glazed window to front, two ceiling light points, two central heating radiators and UPVC double glazed patio door to rear garden.



FITTED KITCHEN

3.13m x 3.00m (10' 3" x 9' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with five-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, pin spot lighting, central heating radiator, tiled floor, UPVC double glazed window to rear and UPVC door to side.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and central heating radiator.

BEDROOM NO 1

4.20m x 4.20m (13' 9" x 13' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 2

4.20m x 3.65m (13' 9" x 12' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes.

BEDROOM NO 3

3.32m x 2.61m (10' 11" x 8' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.

FAMILY BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, tiled floor and UPVC double glazed window to rear.

SEPARATE W.C.

having low flush w.c., wash hand basin with vanity unit under, part tiled walls, ceiling light point and UPVC double glazed window to side.



OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

GARAGE

having up-and-over door, power and lighting.

ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, timber garden shed 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.

SOLAR PANELS

We understand the solar panels above the south facing roof are subject to a lease for a term of 25 years commencing 25 March 2015 with A Shade Greener (F14) LLP although we have not seen any documentary evidence to verify this 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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/05/02/26

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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.

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.