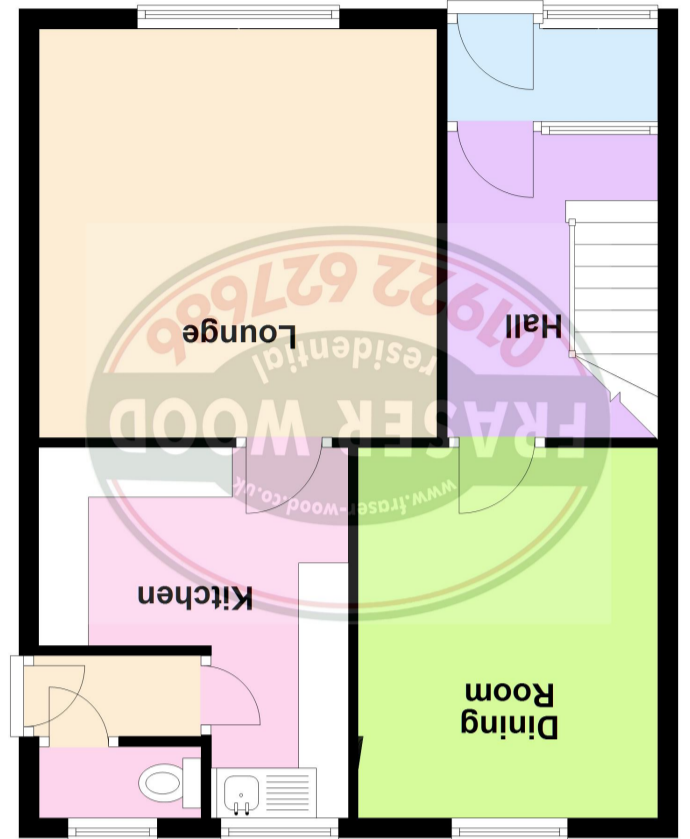


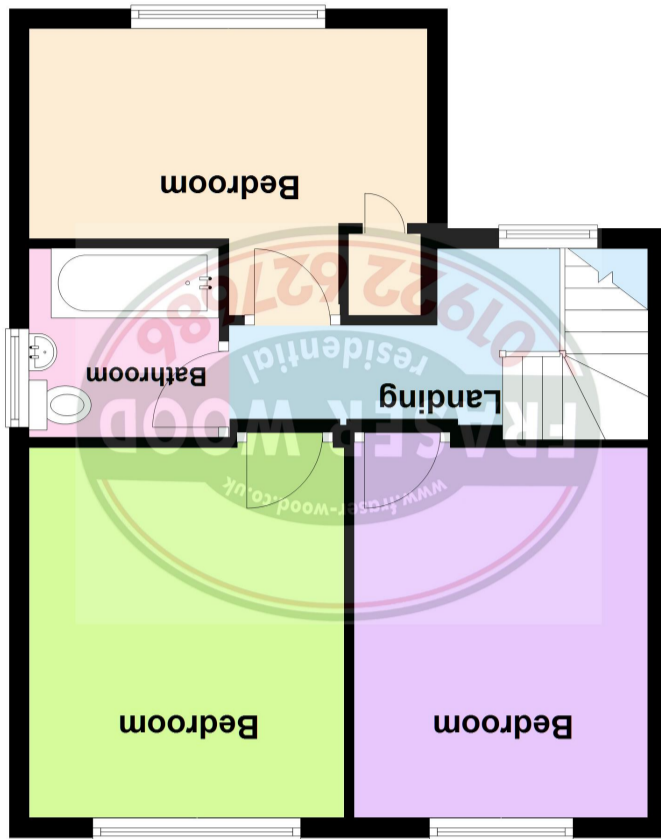


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

74, Weston Street, Walsall



Ground Floor  
Approx. 49.2 sq. metres



First Floor  
Approx. 43.3 sq. metres

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



74 Weston Street, Walsall, WS1 4EE

OFFERS REGION £215,000



## 74 WESTON STREET, WALSALL

Conveniently situated semi-detached house, of the "parlour" style, affording well proportioned, three bedroomed accommodation.

The property is well served by all amenities including public transport services to West Bromwich and Walsall town centres, schools for children of all ages and local shopping facilities at Caldmore Green and the nearby Broadwalk Retail Park.

Already having the benefit of UPVC double glazed windows and part gas fired central heating, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)



### ON THE GROUND FLOOR

#### HALLWAY

with double panel hot water radiator, laminate flooring and useful storage beneath stairs.

#### FRONT LOUNGE

3.96m x 3.96m (13' 0" x 13' 0") with a wooden surround fireplace having tiled hearth and inset with coal effect gas fire, wood grain effect UPVC double glazed window and two wall light points.

#### REAR DINING ROOM

3.66m x 3.05m (12' 0" x 10' 0") with a feature fireplace, disused stone effect gas fire, double panel hot water radiator and UPVC double glazed window.



#### PART TILED KITCHEN

3.66m x 2.06m (12' 0" x 6' 9") plus 1.75m x 0.83m (5' (2 x 2' 9") with part tiled walls, tiled flooring, a full range of fitted base and wall cupboards, work surfaces, inset sink bowl with mixer tap above, plumbing for automatic washing machine and with UPVC double glazed window overlooking the rear garden.

#### LOBBY

with DOWNSTAIRS W.C. off.



#### FIRST FLOOR LANDING

#### BEDROOM NO 1 (Rear)

3.66m x 3.05m (12' 0" x 10' 0") with UPVC double glazed window.

#### BEDROOM NO 2 (Rear)

3.66m x 2.95m (12' 0" x 9' 8") with UPVC double glazed window.

#### BEDROOM NO 3 (Front)

3.96m x 1.91m (13' 0" x 6' 3") plus additional 1.21m x 0.91m (4' x 3') with UPVC double glazed window, wall mounted central heating boiler and storage cupboard off.



#### FULLY TILED BATHROOM

with bath having non-functional electric shower over, w.c., wash hand basin and UPVC double glazed window.

#### OUTSIDE

#### FOREGARDEN

with mature borders and TARMACADAM DRIVEWAY providing off-road parking.

A separate SIDE ACCESS leads to the:

#### ENCLOSED REAR GARDEN

having small lawned area, an abundance of mature shrubs and with timber shed/storage arrangement at the extreme rear.



#### 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 for confirmation 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band B with Walsall Council.

#### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/25/07/23

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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 any 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.