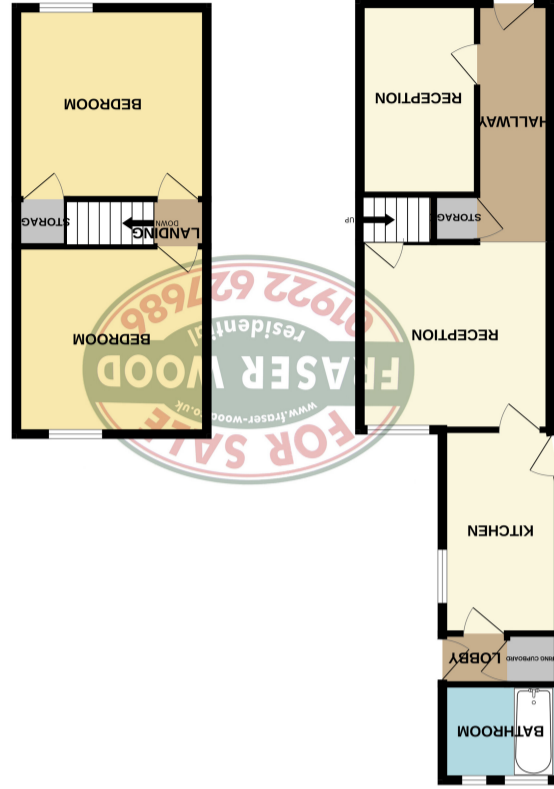




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of windows, doors and appliances shown have not been tested and no guarantee is made as to their quality or accuracy. This plan is for guidance only and should be used as such by any prospective purchaser. The vendor, agent and applicant accept no liability for any errors or omissions. Plans may vary slightly from those shown and should be used as such by any prospective purchaser. The vendor, agent and applicant accept no liability for any errors or omissions. Plans may vary slightly from those shown and should be used as such by any prospective purchaser. The vendor, agent and applicant accept no liability for any errors or omissions. Plans may vary slightly from those shown and should be used as such by any prospective purchaser.



1ST FLOOR

GROUND FLOOR



31 Hart Street, Walsall, West Midlands, WS1 3PE

OFFERS REGION £195,000



HART STREET CALDMORE

Fraser Wood are delighted to offer for sale a Fully Refurbished Mid Terrace residence in a much sought after location, having excellent local amenities and transport links. Being offered for sale with No Upward Chain and must be viewed to appreciate the accommodation on offer. Briefly comprises: Reception Hall, Two Reception Rooms, Re Fitted Kitchen with integrated appliances, Re Fitted Bathroom, Two Double Bedrooms and Rear Garden.

RECEPTION HALL

Having upvc entrance door, pin spot lighting, radiator and wooden flooring.



FRONT RECEPTION ROOM

2.21m x 3.61m (7' 3" x 11' 10") Having upvc double glazed window to front, pin spot lighting and radiator.

LOBBY

Having under stairs store cupboard with power and lighting.



REAR RECEPTION ROOM

3.52m x 3.58m (11' 7" x 11' 9") Having upvc double glazed window to rear, pin spot lighting, radiator. wooden flooring and stairs off to first floor.

RE FITTED KITCHEN

2.19m x 3.83m (7' 2" x 12' 7") Having inset stainless steel sink unit, wall, base and drawer cupboards, working surfaces, tiled splashback surrounds, built in oven with 4 ring gas hob and extractor hood over, integrated fridge and freezer, appliance space, plumbing for automatic washing machine, pin spot lighting, radiator, tiled floor, upvc door to side and upvc double glazed window to side.



LOBBY

Having upvc door to side, ceiling light point and built in cupboard housing central heating boiler.

RE FITTED BATHROOM

Having white suite comprising, panelled bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low level WC, fully tiled walls, pin spot lighting, towel rail, tiled floor, extractor fan and two upvc double glazed windows to rear.



FIRST FLOOR LANDING

Having ceiling light point.

BEDROOM ONE

3.62m x 3.99m (11' 11" x 13' 1") Having upvc double glazed window to front, pins pot lighting, radiator and built in store cupboard.

BEDROOM TWO

3.62m x 4.05m (11' 11" x 13' 3") Having upvc double glazed window to rear, pin spot lighting and radiator.

REAR GARDEN

Having enclosed rear garden



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.

LAJS 19/09/24

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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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