

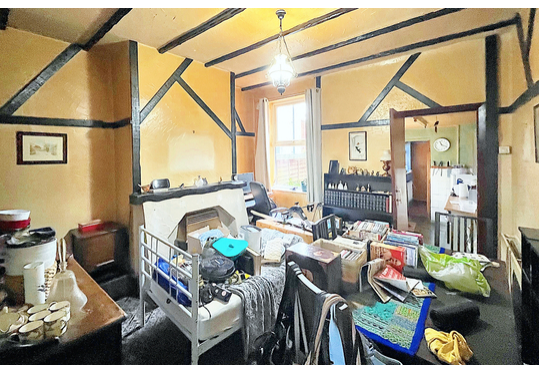


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



54 Moat Road, Walsall, WS2 9PJ

OFFERS REGION £130,000



54 MOAT ROAD, WALSALL

Conveniently situated two bedroomed mid terraced house offered to market with the benefit of no upward chain involved.

The property is located close to all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and is within easy reach of Walsall Manor Hospital and the town centre.

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

FRONT RECEPTION ROOM

4.06m x 3.63m (13' 4" x 11' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and brick built fireplace surround.

REAR RECEPTION ROOM

3.71m x 3.67m (12' 2" x 12' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, feature fireplace surround with gas fire and with stairs off to first floor.

KITCHEN

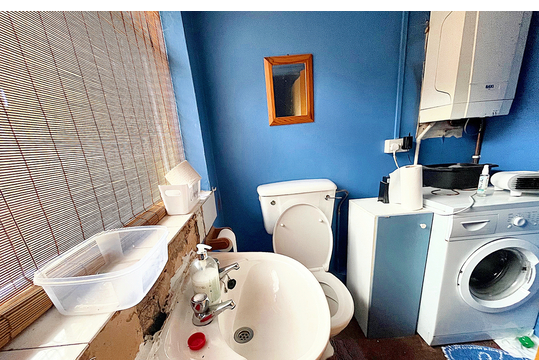
3.32m x 2.09m (10' 11" x 6' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surface, tiled splash back surrounds, electric cooker point, strip light, appliance space, window to side and UPVC double glazed door to side.

LOBBY

2.05m x 1.78m (6' 9" x 5' 10") having window to side, ceiling light point and central heating radiator.

REAR LOBBY

1.05m x 0.95m (3' 5" x 3' 1") having window to side and built-in store cupboard.



W.C./UTILITY

having low flush w.c., pedestal wash hand basin, plumbing for automatic washing machine, ceiling light point and window to side.

FIRST FLOOR LANDING

having ceiling light point and central heating radiator.

BEDROOM NO 1

3.67m x 3.45m (12' 0" x 11' 4") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.70m x 2.80m (12' 2" x 9' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator, airing cupboard and built-in store cupboard.



BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to rear.

OUTSIDE

FOREGARDEN

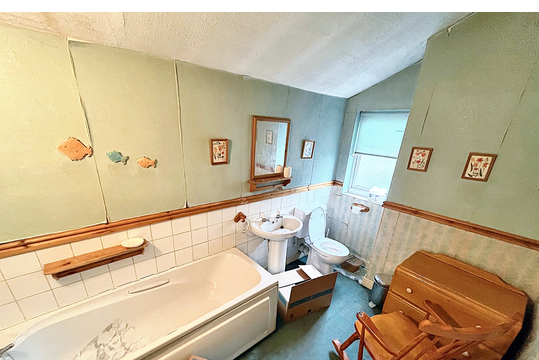
with trees and shrubs and with steps leading to front entrance door

REAR YARD with FURTHER GARDEN BEYOND

which is currently overgrown.

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/27/03/24

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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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