







## 48 GLEBE STREET, WALSALL

Spaciously proportioned, three bedroomed, mid villa house, conveniently located within easy reach of the amenities of Walsall town centre.

Affording an excellent opportunity for the discerning purchaser or property investor, the accommodation briefly comprises the following:- (all measurements approximate)

### VESTIBULE

having UPVC entrance door, coved cornices and tiled floor.

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, under stairs store cupboard and stairs off to first floor.

### FRONT RECEPTION ROOM

5.19m maximum x 3.11m (17' 0" x 10' 2") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and feature fireplace surround.

### SITTING ROOM

4.25m x 4.19m (13' 11" x 13' 9") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator and feature fireplace surround.

### KITCHEN

6.72m x 2.39m (22' 1" x 7' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, central heating boiler, strip light, UPVC double glazed window to side and UPVC door to 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 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 A with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/08/11/23

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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 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.

### SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point and UPVC double glazed window to side.

### FIRST FLOOR LANDING

having two ceiling light points, central heating radiator and loft hatch.

### BEDROOM NO 1

4.23m excluding bay x 4.22m (13' 11" x 13' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

### BEDROOM NO 2

4.26m x 3.33m (14' 0" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

### BEDROOM NO 3

4.09m x 2.44m (13' 5" x 8' 0") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BATHROOM

having coloured suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to side.

### OUTSIDE

#### REAR GARDEN

having timber and walled surround, paved patio area and a variety of trees and shrubs.