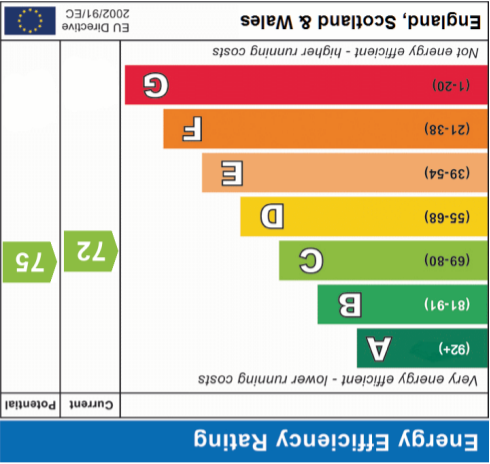
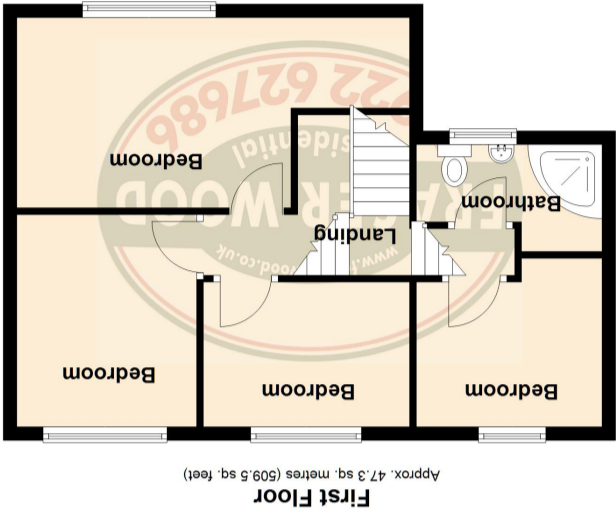
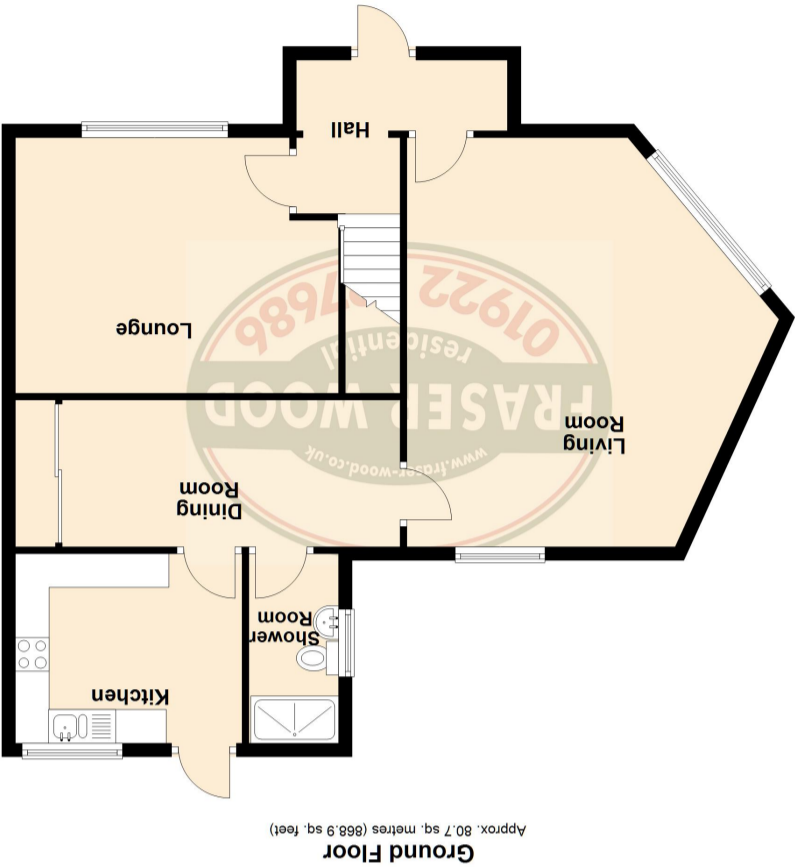




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 128.1 sq. metres (1378.4 sq. feet)



117 Fullbrook Road, Walsall, WS5 4PQ

OFFERS REGION £310,000



**117 FULLBROOK ROAD, WALSALL**

This deceptively spacious, extended, four bedroomed semi-detached house is conveniently situated in this popular residential area and is well served by all amenities including public transport services to Walsall and West Bromwich town centres, local shopping facilities, schools for children of all ages, commuter rail services from Bescot rail station and the M6 Motorway at Junction 9 provides ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is recommended to fully appreciate the extent of the accommodation, which briefly comprises the following:- (all measurements approximate)

**RECEPTION HALL**

having UPVC entrance door, ceiling light point, tiled floor, central heating radiator, built-in store cupboard, two UPVC double glazed windows to side and stairs off to first floor.

**LOUNGE**

5.89m maximum x 4.20m maximum (19' 4" x 13' 9") having UPC double glazed window to front, two ceiling light points, two wall light points, central heating radiator, wooden flooring and UPVC double glazed window to rear.

**SITTING ROOM**

4.35m x 3.50m (14' 3" x 11' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring,, under stairs store cupboard and feature fireplace surround with fitted gas fire.

**DINING ROOM**

4.56m x 2.10m (15' 0" x 6' 11") having two ceiling light points, central heating radiator, tiled floor, built-in store cupboard with appliance space, plumbing for automatic washing machine and wash hand basin.

**FITTED KITCHEN**

3.64m x 2.76m (11' 11" x 9' 1") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, tiled floor, appliance space, strip light, central heating radiator, UPVC double glazed window to rear and UPVC door to rear garden.

**SHOWER ROOM**

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to side.

**FIRST FLOOR LANDING**

having ceiling light point, central heating radiator and loft hatch.

**BEDROOM NO 1**

4.12m x 2.52m (13' 6" x 8' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

**BEDROOM NO 2**

3.15m x 2.67m (10' 4" x 8' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BEDROOM NO 3**

2.52m x 2.11m (8' 3" x 6' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BEDROOM NO 4**

2.70m x 2.57m (8' 10" x 8' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BATHROOM**

having white suite comprising corner bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to front.

**OUTSIDE**

**FRONT DRIVEWAY**

providing off-road parking for several vehicles and pathway to front entrance door.

**ENCLOSED REAR GARDEN**

with timber fencing surround, paved patio area, 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.

**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/21/07/25

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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.