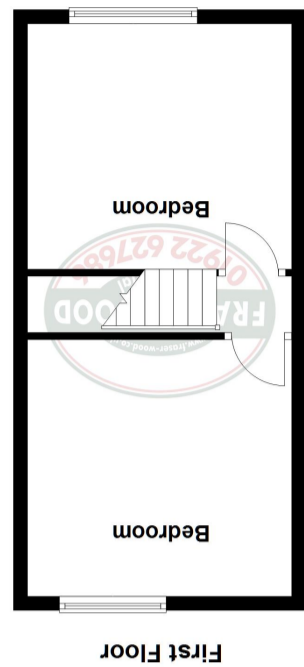




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Current	Potential
54	87
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



35 Moncrieffe Street, Chuckery, Walsall, WS1 2LA

OFFERS REGION £140,000



35 MONCRIEFFE STREET, WALSALL

This conveniently situated, two bedroomed, end terraced house is located in the popular Chuckery area of the town, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

Offered to the market with the benefit of no upward chain involved, the property briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having entrance door, ceiling light point and wooden flooring.

FRONT RECEPTION ROOM

3.73m x 3.35m (12' 3" x 11' 0") having window to front, ceiling light point, central heating radiator, coved cornices, wooden flooring and built-in store cupboard.

REAR RECEPTION ROOM

3.82m x 3.47m (12' 6" x 11' 5") having window to rear, ceiling light point, central heating radiator, feature fireplace surround with log burner, under stairs store cupboard and stairs off to first floor.



KITCHEN

2.99m x 1.92m (9' 10" x 6' 4") 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, plumbing for automatic washing machine, appliance space, ceiling light point and UPVC double glazed window to side.



LOBBY

having access door to rear garden, ceiling light point and built-in store cupboard housing the central heating boiler.

GROUND FLOOR BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, extractor fan and UPVC double glazed window to side.

FIRST FLOOR LANDING

having window to side and ceiling light point.



BEDROOM NO 1

3.80m x 3.47m (12' 6" x 11' 5") having window to rear, ceiling light point, central heating radiator, wooden flooring and built-in store cupboard.

BEDROOM NO 2

3.80m x 3.47m (12' 6" x 11' 5") having window to front, ceiling light point, central heating radiator and wooden flooring.

OUTSIDE

REAR GARDEN

including yard area with cold water hose tap, wrought iron gates leading to further garden area beyond, having timber fencing surround, mainly paved with raised flower and shrub beds and a variety of trees and bushes.



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/10/05/24

© FRASER WOOD 2024.

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.