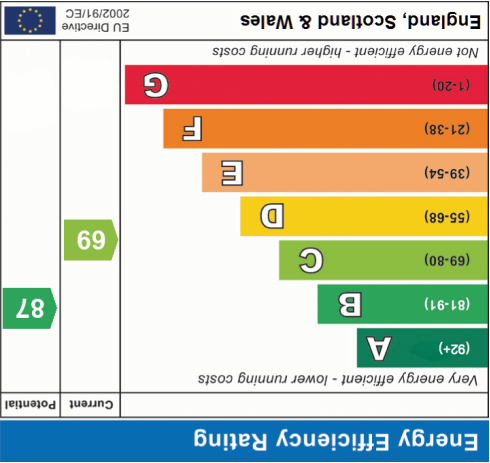
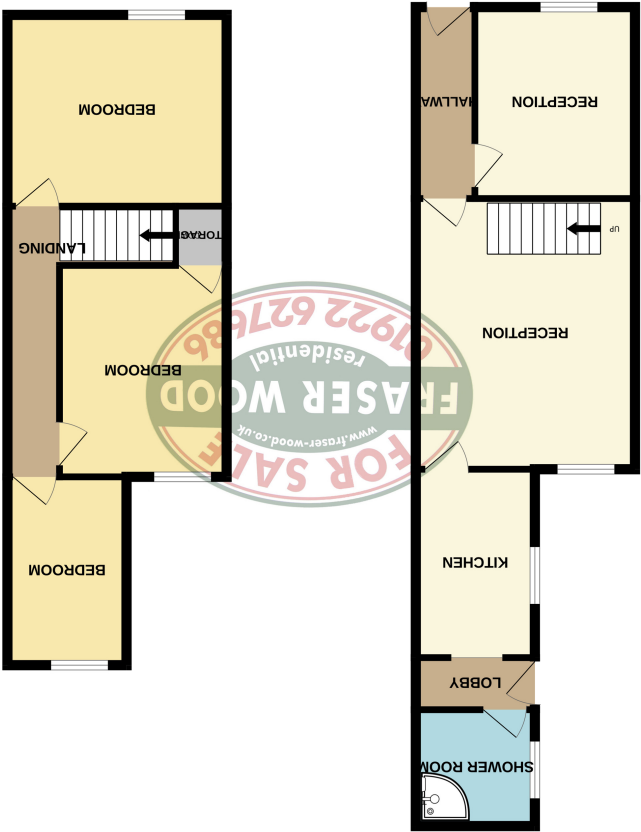
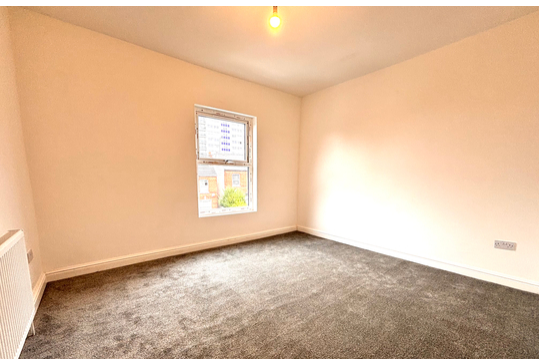




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Blueprints 12.025





211 SANDWELL STREET, WALSALL

This three bedroomed mid-terraced house is conveniently situated in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities in Caldmore Green, schools for children of all ages and Junction 9 of the M6 Motorway is within a short driving distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

The property affords an excellent opportunity for the first time buyer or property investor and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door and ceiling light point.

FRONT RECEPTION ROOM

3.38m x 2.81m (11' 1" x 9' 3") having UPVC double glazed window to front, ceiling light point and central heating radiator.

REAR RECEPTION ROOM

4.76m x 3.86m (15' 7" x 12' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and stairs off to first floor.

RE-FITTED KITCHEN

3.33m x 2.10m (10' 11" x 6' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, tiled floor, ceiling light point, central heating boiler and UPVC double glazed window to side.

REAR LOBBY

having UPVC door to rear garden, ceiling light point and tiled floor.

GROUND FLOOR SHOWER ROOM

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

FIRST FLOOR LANDING

having ceiling light point and central heating radiator.

BEDROOM NO 1

3.82m x 3.36m (12' 6" x 11' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.74m x 2.95m (12' 3" x 9' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 3

3.31m x 2.11m (10' 10" x 6' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

OUTSIDE

BLOCK PAVED FRONT DRIVEWAY

providing off-road parking. and pathway to front door.

REAR YARD leading to REAR GRDEN

with timber fencing surround, lawn and timber garden shed.

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/18/09/25

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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.