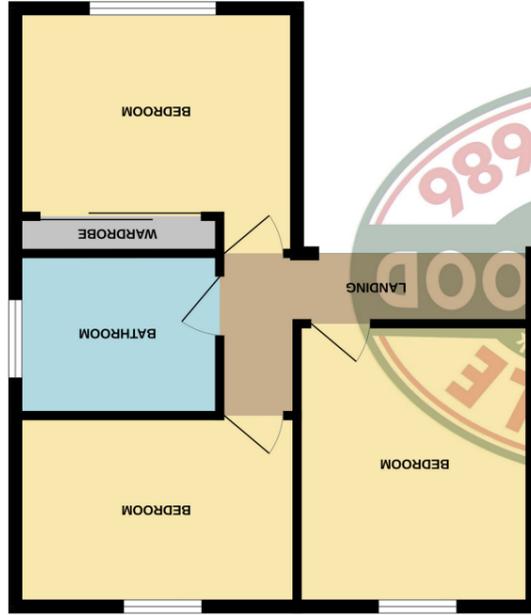




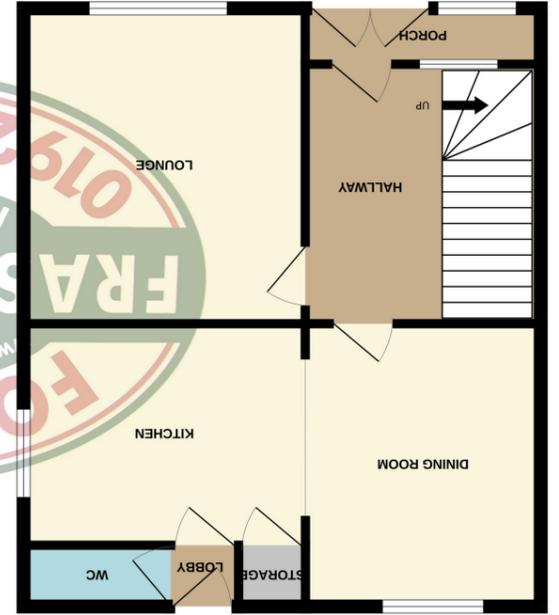
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given. Made with Metropix ©2023

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



1ST FLOOR



GROUND FLOOR



111 Harden Road, Walsall, WS3 1ES

OFFERS REGION £205,000



111 HARDEN ROAD, WALSALL

This well presented, corner plot, semi-detached house is located in this popular residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

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

PORCH

having UPVC entrance door, UPVC double glazed window to front.

RECEPTION HALL

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

LOUNGE

4.08m x 3.65m (13' 5" x 12' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator, built-in storage cupboards, feature fireplace surround and coved cornices.

DINING ROOM

3.67m x 3.01m (12' 0" x 9' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and picture rails.



KITCHEN

3.03m x 2.88m (9' 11" x 9' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, plumbing for automatic washing machine, ceiling light point, tiled floor, central heating boiler, built-in store cupboard and double glazed window to side.

LOBBY

having access door to rear garden.

GUEST CLOAKROOM

having low flush w.c., ceiling light point, part tiled walls, tiled floor and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having UPVC double glazed window to front, ceiling light point and loft hatch.

BEDROOM NO 1

3.67m x 3.15m (12' 0" x 10' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobes.

BEDROOM NO 2

3.67m x 3.02m (12' 0" x 9' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 3

3.06m x 2.48m (10' 0" x 8' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and laminate flooring.



BATHROOM

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

OUTSIDE

LAWNED FOREGARDEN

with well stocked flower and shrub borders and with pathway to front door.

ENCLOSED REAR GARDEN

mainly paved, with raised flower bed, lawn with flower and shrub borders and access gate to front.

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

GARAGE/WORKSHOP

7.11m x 2.42m (23' 4" x 7' 11") having doors to front, power and lighting and 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 that the property is listed under Council Tax Band B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/19/05/23

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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.