



77 COALPOOL LANE, WALSALL

This three bedroomed semi-detached house is conveniently situated for local amenities including shops, schools for children of all ages and public transport services towards Walsall town centre and Bloxwich.

The property is offered to the market with the benefit of no upward chain involved and the well presented accommodation briefly comprises the following:- (all measurements approximate)

PORCH

having entrance door, UPVC double glazed windows and wall light point.

RECEPTION HALL

having entrance door, ceiling light point and stairs off to first floor.

LOUNGE

4.12m x 3.86m (13' 6" x 12' 8") having UPVC double glazed angular bow window to front, ceiling light point, central heating radiator, feature fireplace

BREAKFAST KITCHEN

4.21m x 2.45m (13' 10" x 8' 0") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob, appliance space, plumbing for automatic washing machine, ceiling light point, central heating radiator, UPVC double glazed window to rear and UPVC double glazed French doors to rear garden.

LOBBY

having UPVC door to side, ceiling light point and under stairs storage cupboard.



GUEST W.C.

having low flush w.c., part tiled walls, ceiling light point, central heating boiler and UPVC double glazed window to side.

FIRST FLOOR LANDING

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

BEDROOM NO 1

3.28m x 2.95m (10' 9" x 9' 8") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.42m x 2.65m (11' 3" x 8' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe and cupboards.

BEDROOM NO 3

3.49m x 2.34m (11' 5" x 7' 8") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

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 and UPVC double glazed window to front.

OUTSIDE

FOREGARDEN

with mature lawn having well stocked flower and shrub borders, pathway to front door and BLOCK PAVED DRIVEWAY providing off-road parking.



GARAGE

6.03m x 2.74m (19' 9" x 9' 0") having up-and-over entrance door, power and lighting and window and door to rear garden.

ENCLOSED REAR GARDEN

with timber fencing surround, patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes and greenhouse.

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/17/10/25

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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.