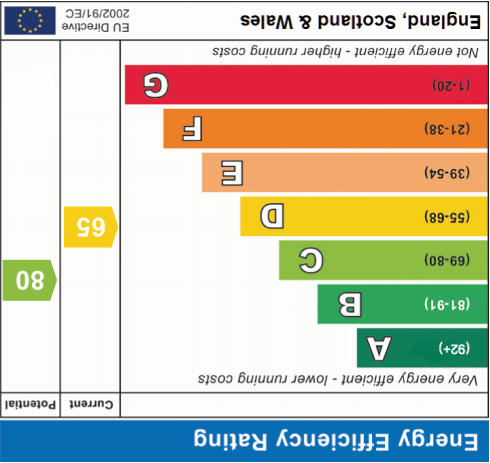




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view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



10 Barrington Close, Walsall, WS5 4HS

OFFERS REGION £210,000





**10 BARRINGTON CLOSE, WALSALL**

This deceptively spacious end town house occupies a pleasant position in this popular residential area being well served by all amenities including public transport services to West Bromwich and Walsall town centres, local shopping facilities, schools for children of all ages and Tamebridge Parkway rail station provides commuter rail services to Birmingham City Centre.

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

**PORCH**

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

**LOUNGE**

4.20m x 3.95m (13' 9" x 13' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and coved cornices.

**DINING ROOM**

3.36m x 2.37m (11' 0" x 7' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring, coved cornices and sliding door to kitchen.

**KITCHEN**

3.40m x 2.35m (11' 2" x 7' 9") 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, appliance space, plumbing for automatic washing machine, ceiling light point, tiled floor, central heating radiator and UPVC double glazed window to rear.



**REAR HALLWAY**

having UPVC door to rear garden, ceiling light point, central heating radiator, under stairs storage cupboard housing the central heating boiler and with stairs off to first floor.

**GUEST CLOAKROOM**

having low flush w.c., wash hand basin with vanity unit under, ceiling light point and fully tiled walls.

**FIRST FLOOR LANDING**

having UPVC double glazed window to rear, ceiling light point, airing cupboard and built-in store cupboard.

**BEDROOM NO 1**

4.15m x 3.23m (13' 7" x 10' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes and cupboards.

**BEDROOM NO 2**

4.22m x 3.15m (13' 10" x 10' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes and cupboards.

**BEDROOM NO 3**

3.02m x 1.78m (9' 11" x 5' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

**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 rear.



**OUTSIDE**

**FRONT DRIVEWAY**

providing off-road parking for several vehicles.

**ENCLOSED REAR GARDEN**

mainly paved with flower and shrub borders and with rear 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 B with Sandwell Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/25/04/25

© FRASER WOOD 2025.

**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.