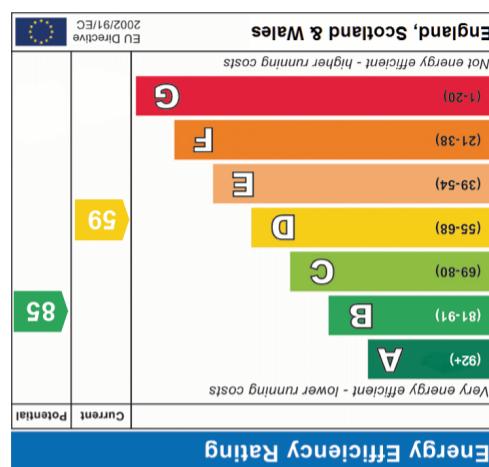




Do so particularly if you are contemplating travelling some distance to view the property.  
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check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



43 Holford Avenue, Walsall, West Midlands,  
WS2 9DH

OFFERS REGION £195,000

## 43 HOLFORD AVENUE, WALSALL

This three bedrooomed mid-town house is conveniently situated in this popular residential area of the Borough, being well served by all amenities including public transport services to Walsall, Darlaston and Wednesbury town centres, schools for children of all ages, local shopping facilities, including the nearby Morrisons Superstore in Wallows Lane, and the M6 Motorway at Junction 9 provides ready access to the remainder of the West Midlands conurbation and beyond.

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

### PORCH

Having upvc entrance door, upvc double glazed windows and tiled floor.

### RECEPTION HALL

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

### LOUNGE

3.64m x 4.06m (11' 11" x 13' 4") Having upvc double glazed angular bow window to front, ceiling light point, radiator, coved cornices and feature fireplace surround with gas fire (currently not working).

### BREAKFAST KITCHEN

2.39m x 5.03m (7' 10" x 16' 6") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, gas cooker point with extractor hood over, plumbing for automatic washing machine, appliance space, two ceiling light points, radiator, coved cornices, central heating boiler and upvc double glazed window to rear.

### LOBBY

Having upvc door to conservatory, ceiling light point and built in store cupboard.

### CONSERVATORY

2.64m x 3.25m (8' 8" x 10' 8") Having upvc double glazed windows, ceiling fan with light point, tiled floor and upvc double glazed doors to rear garden.

### GROUND FLOOR BATHROOM

Having white suite comprising: panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, ceiling light point, radiator and upvc double glazed window to side.

### FIRST FLOOR LANDING

Having ceiling light point, radiator and loft hatch.

### BEDROOM ONE

2.88m x 4.14m (9' 5" x 13' 7") Having upvc double glazed window to front, ceiling light point, radiator and walk in wardrobe with light point and upvc double glazed window to front.

### BEDROOM TWO

2.44m x 3.22m (8' 0" x 10' 7") Having upvc double glazed window to rear, ceiling light point and radiator.

### BEDROOM THREE

2.22m x 2.49m (7' 3" x 8' 2") Having upvc double glazed window to rear, ceiling light point and radiator.

### OUTSIDE

### BLOCK PAVED DRIVEWAY

Providing off road parking facilities and pathway to front door.

### ENCLOSED REAR GARDEN

Having timber fencing surround, paved patio area, lawn, gravelled area, timber garden shed and side 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 A with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/05/03/25

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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.

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