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52 Harden Road, Walsall, WS3 1EN

OFFERS REGION £225,000



## 52 HARDEN ROAD, WALSALL

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

Offered to the market with the benefit of no upward chain involved, the accommodation briefly comprises the following:- (all measurements approximate)



### PORCH

Having sliding entrance door.

### RECEPTION HALL

Having entrance door, ceiling light point, radiator, two wall light points and stairs off to first floor.

### GUEST WC

Having low level WC, ceiling light point and window to side.

### EXTENDED THROUGH LOUNGE DINER

3.36m x 8.76m (11' 0" x 28' 9") Having upvc double glazed angular bay window to front, two ceiling light points, two radiators, coved cornices, feature fireplace surround with electric fire.



### EXTENDED BREAKFAST KITCHEN

2.28m x 5.94m (7' 6" x 19' 6") Having stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, built in oven with 4 ring gas hob and extractor hood over, appliance space, two strip lights, radiator, tiled floor, central heating boiler, double glazed patio door to rear garden and upvc double glazed window to side.



### UTILITY ROOM

2.27m x 2.45m (7' 5" x 8' 0") Having strip light, radiator, wall cupboards, roll top working surface and appliance space.

### SUN ROOM

2.29m x 3.75m (7' 6" x 12' 4") Having upvc double glazed window to side and rear, radiator and upvc double glazed sliding patio door to rear garden.

### FIRST FLOOR LANDING

Having ceiling light point.



### BEDROOM ONE

3.37m x 4.62m (11' 1" x 15' 2") Having upvc double glazed angular bay window to rear, ceiling light point, radiator and built in mirrored wardrobe.

### BEDROOM TWO

3.37m x 3.42m (11' 1" x 11' 3") Having upvc double glazed window to front, ceiling light point and radiator.

### BEDROOM THREE

1.96m x 2.17m (6' 5" x 7' 1") Having upvc double glazed window to front, ceiling light point, radiator and loft hatch.



### BATHROOM

Having shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashbacks, ceiling light point, towel rail and upvc double glazed window to rear.

### OUTSIDE

### FRONT

Having driveway providing off road parking and pathway to front door.

### REAR

Having enclosed rear garden with timber fencing surround, patio area, lawn and variety of trees and bushes.

### 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 C with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/02/10/24

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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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