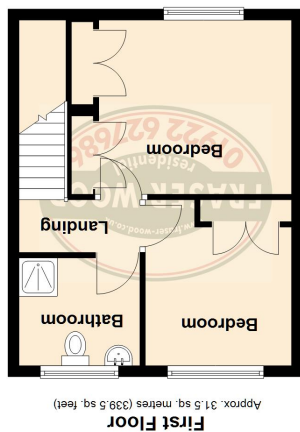


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 105.3 sq. metres (1133.8 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs	<div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> <div>E</div> <div>F</div> <div>G</div> </div>
Not energy efficient - higher running costs	
Current	65
Potential	74







**78 DICKINSON DRIVE, WALSALL**

This conveniently situated end town house has the benefit of a single storey extension at the rear and can only be appreciated from internal inspection.

The property is located close to all amenities, being within less than 1km distance of the M6 Motorway at Junction 9 and Morrisons Superstore in Wallows Lane opposite the main entrance to the estate. Bescot Station is also within 2km distance providing commuter rail services to Birmingham City Centre.

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

**GLAZED PORCH leading to RECEPTION HALL AREA**

**LOUNGE**

13' 4" x 12' (4.06m x 3.66m) with UPVC double glazed bow window, gas fire, single panel hot water radiator and additional double panel hot water radiator.

**DINING AREA**

16' 7" x 7' 5" (5.06m x 2.26m) having UPVC double glazed window to side, hot water radiator and with useful stores area beneath stairs.

**EXTENDED KITCHEN**

12' 2" x 9' 9" (3.71m x 2.97m) with tiled walls and tiled flooring, a full range of fitted base and wall cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, double panel hot water radiator, UPVC double glazed windows to side and rear, plumbing for automatic washing machine and dishwasher and with access to:

**REAR VERANDAH**

11' 9" x 6' 3" (3.58m x 1.91m) of single skim brick, having double panel hot water radiator and with W.C. off.

**REAR ANNEXE**

8' 6" x 7' 7" (2.59m x 2.31m)

**FIRST FLOOR LANDING**

having UPVC double glazed side window.

**BEDROOM NO 1 (Front)**

12' x 10' (3.66m x 3.05m) with hot water radiator, UPVC double glazed window, three built-in double wardrobes and one single wardrobe and additional storage cupboard off.

**BEDROOM NO 2 (Rear)**

10' 4" x 7' 8" (3.15m x 2.34m) with hot water radiator, UPVC double glazed window, two double and one single wardrobe.

**TILED SHOWER ROOM**

having walk-in shower cubicle, w.c., wash hand basin, towel radiator and UPVC double glazed window.

**OUTSIDE**

**FRONT PAVED OFF-ROAD PARKING**

with shared/joint access leading to the side, which in turn leads to the:

**PRIVATE, ENCLOSED, LOW MAINTENANCE REAR GARDEN**

having gravelled areas with borders with OUTBUILDINGS measuring 8' 2" x 8' 7" (2.49m x 2.61m) and 8' 10" x 8' 3" (2.69m x 2.52m) ideal for a small workshop/stores area.

**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 Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

AP/DBH/ 23/06/25

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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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