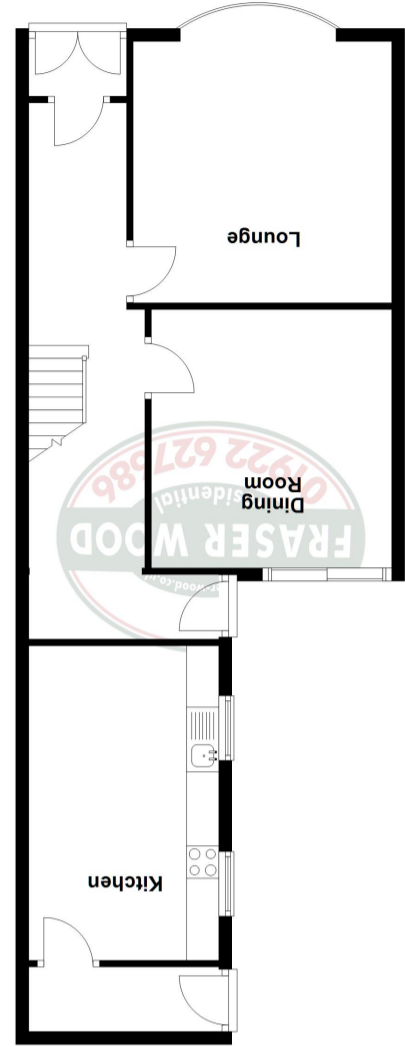
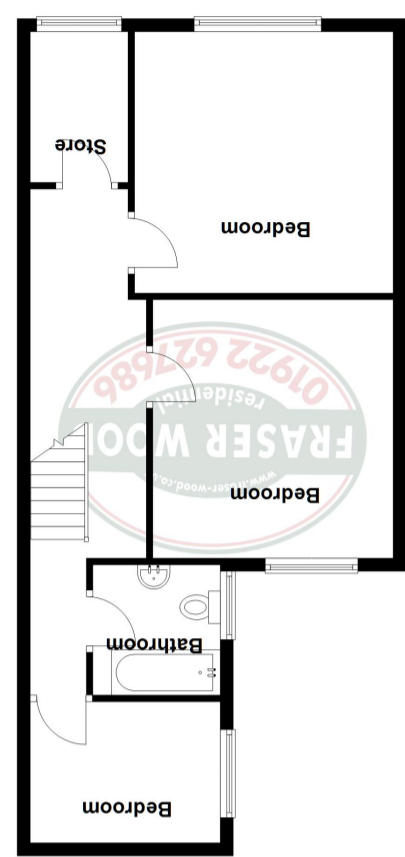




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
62	85



61 Sutton Road, Walsall, WS1 2PQ

OFFERS REGION £375,000



## 61 SUTTON ROAD, WALSALL

This well presented, traditional style three bedroomed semi-detached house, occupies pleasant and convenient position in this sought after residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and a good range of schools for children of all ages, including the highly regarded Queen Mary's Grammar School which is immediately opposite.

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



### VESTIBULE

having entrance door and tiled floor.

### RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, built-in store cupboard, coved cornices, Minton tiled flooring, UPVC double glazed door to rear garden and with stairs off to first floor.

### LOUNGE

5.06m x 3.87m (16' 7" x 12' 8") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and coved cornices.



### DINING ROOM

3.85m x 3.63m (12' 8" x 11' 11") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator, coved cornices and UPVC double glazed window to side.



### KITCHEN

4.72m x 2.78m (15' 6" x 9' 1") having inset stainless steel sink unit, base cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, appliance space, plumbing for automatic washing machine, two ceiling light points, central heating radiator, central heating boiler and two UPVC double glazed windows to side.

### LOBBY

having door to rear garden, ceiling light point and access to outhouse.

### FIRST FLOOR LANDING

having two ceiling light points and decorative picture rails.



### BEDROOM NO 1

3.88m x 3.82m (12' 9" x 12' 6") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.85m x 3.84m (12' 8" x 12' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

### BEDROOM NO 3

2.82m x 2.03m (9' 3" x 6' 8") having UPVC double glazed window to side, ceiling light point and central heating radiator.

### BEDROOM NO 4/STUDY

2.09m x 1.38m (6' 10" x 4' 6") having UPVC double glaze window to front, ceiling light point, central heating radiator and loft hatch.



### BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to side.

## OUTSIDE

### BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

### ENCLOSED REAR GARDEN

with timber and walled surrounds, paved patio area, side access gate, cold water hose tap and a 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/DBH/24/05/24

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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.

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.