

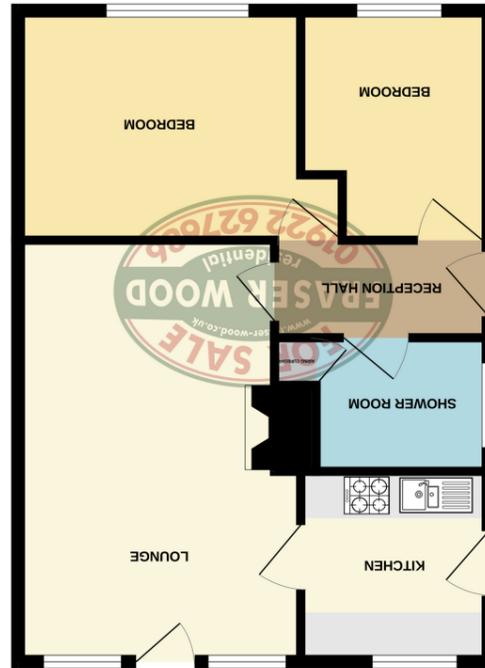


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other areas are approximate and responsibility is taken by any prospective purchaser. The agent is not responsible for errors and omissions and cannot be held liable for any loss or damage. The agent is not responsible for any loss or damage caused by any fire, flood, theft, or other cause. The agent is not responsible for any loss or damage caused by any fire, flood, theft, or other cause. The agent is not responsible for any loss or damage caused by any fire, flood, theft, or other cause.

CLOVER

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



GROUND FLOOR



11 Clover Hill, Orchard Hills, Walsall, WS5 3DF

OFFERS REGION £240,000



11 CLOVER HILL, ORCHARD HILLS, WALSALL

This two bedroomed semi-detached bungalow occupies a pleasant position on the popular Orchard Hills Estate and offers an excellent opportunity for the discerning purchaser.

The property is conveniently situated for all amenities including public transport services to neighbouring areas, local shopping facilities and access to the M6 Motorway at Junctions 7, 9 or 10.

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

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator and tiled floor.

LOUNGE

5.60m x 3.67m (18' 4" x 12' 0") having UPVC double glazed window and door to rear garden, two ceiling light points, central heating radiator, two wall light points, wooden flooring and feature brick-built fireplace surround.



KITCHEN

2.44m x 2.44m (8' 0" x 8' 0") 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, plumbing for automatic washing machine, appliance space, ceiling light point, tiled floor, UPVC double glazed window to rear and UPVC door to side.



BEDROOM NO 1

3.65m x 3.09m (12' 0" x 10' 2") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.09m x 2.48m (10' 2" x 8' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in storage cupboard.



SHOWER ROOM

having walk-in shower with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, airing cupboard, tiled floor and UPVC double glazed window to side.



OUTSIDE

LAWNED FOREGARDEN

with SIDE DRIVEWAY providing off-road parking facilities and with pathway to front entrance door.

LOW MAINTENANCE REAR GARDEN

with timber fencing surround, being mainly paved with flower and shrub borders, a variety of trees and bushes and with side access gate.

GARAGE

having up-and-over entrance door and door to rear garden.

AGENTS' NOTE

To comply with The Estate Agents Act 1979, we are required to inform all interested parties that an employee of Fraser Wood (Midlands) Limited is related to the owners of the property.



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 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/13/01/26

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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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