

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.







## 7 GURNEY PLACE, WALSALL

This three bedroomed mid-town house is conveniently situated in this popular residential area and is well served by all amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

The property affords an excellent opportunity for the first-time purchaser or investment buyer and briefly comprises the following:- (all measurements approximate)

### LOUNGE

4.82m x 4.22m (15' 10" x 13' 10") having UPVC double glazed angular bay window to front, UPVC entrance door, ceiling light point, central heating radiator, wooden flooring, two wall light points, under stairs storage cupboard, stairs off to first floor and with archway to kitchen.

### BREAKFAST KITCHEN

5.95m x 2.84m (19' 6" x 9' 4") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, plumbing for automatic washing machine, appliance space, tiled floor, ceiling fan with light point plus additional ceiling light point, central heating radiator, UPVC double glazed window to rear and UPVC patio sliding patio door to dining room.

### DINING ROOM

having UPVC double glazed window to rear, ceiling light point, central heating radiator and UPVC sliding patio door to rear garden.

### FIRST FLOOR LANDING

having ceiling light point, loft hatch, coved cornices and airing cupboard housing the central heating boiler.

### BEDROOM NO 1

4.27m x 3.99m (14' 0" x 13' 1") having two UPVC double glazed windows to front, central heating radiator and wooden flooring.

### BEDROOM NO 2

4.04m x 2.94m (13' 3" x 9' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

### BEDROOM NO 3

2.60m x 2.29m (8' 6" x 7' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

### BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, spot lighting, central heating radiator and two UPVC double glazed windows to rear.

### OUTSIDE

#### LAWNED FOREGARDEN

with flower and shrub borders and pathway to front entrance door.

### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, artificial lawn, summer house, timber garden shed, flower and shrub borders and with cold water hose tap.

### 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/16/05/25

© FRASER WOOD 2025.

### 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.