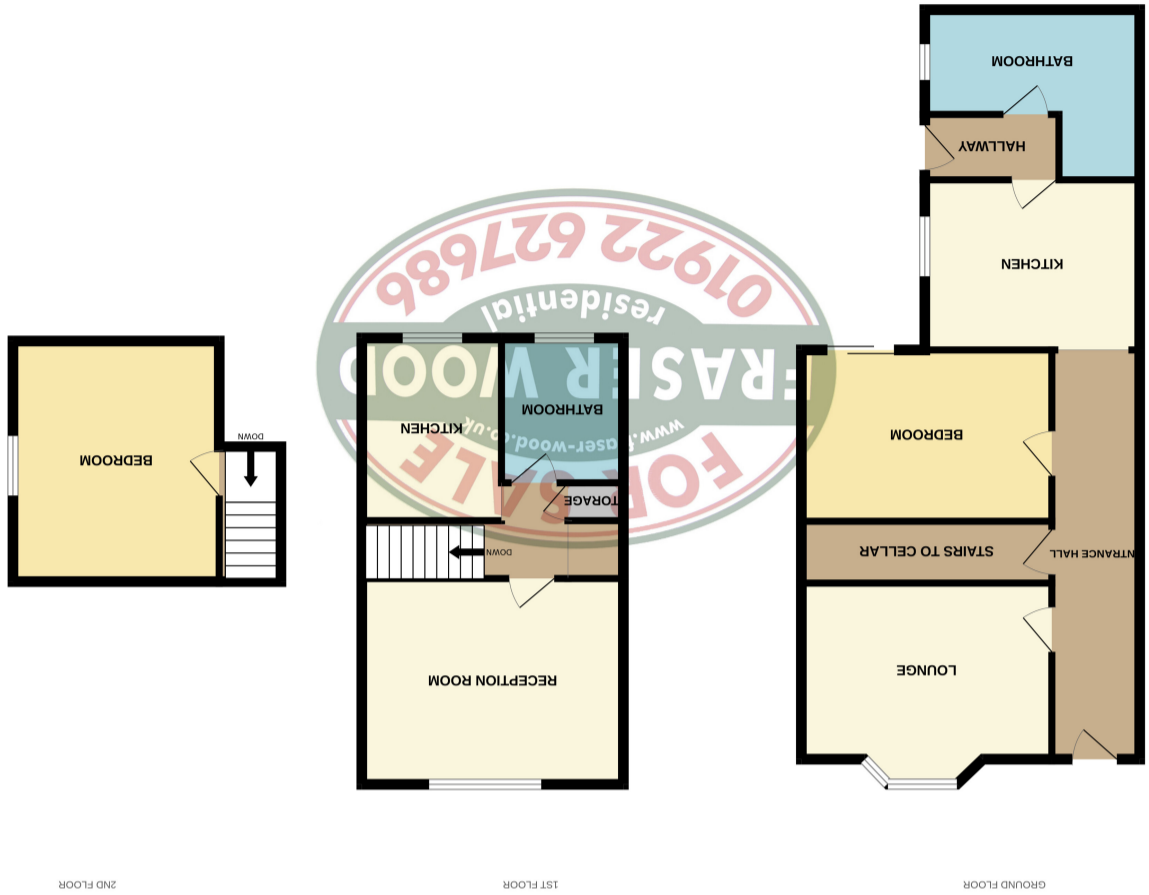
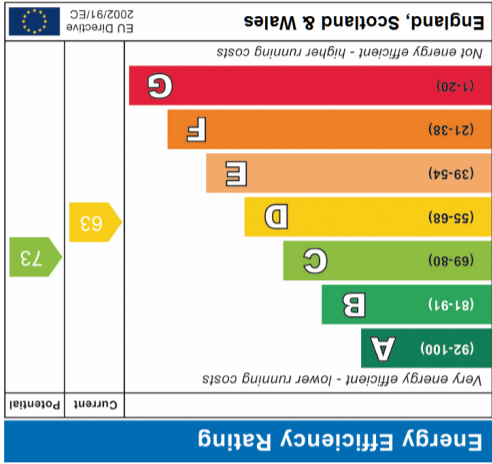




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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13 & 13A Walsall Road, Willenhall, WV13 2EG

CASH OFFERS ONLY REGION £135,000



13 & 13a WALSALL ROAD, WILLENHALL

Conveniently situated semi-detached house which have been converted to TWO INDIVIDUAL FLATS, affording an excellent opportunity for the investment buyer.

The properties are well served by all amenities including public transport services to neighbouring areas and local shopping facilities.

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

GROUND FLOOR FLAT 13 comprising;

RECEPTION HALL

having wooden entrance door, two ceiling light points, central heating radiator, Minton tiled floor and access to CELLAR.

BEDROOM

4.56m x 4.24m (15' 0" x 13' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and brick built fireplace surround with gas fire.

LOUNGE

4.48m x 3.80m (14' 8" x 12' 6") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator and coved cornices.

KITCHEN

3.20m x 2.74m (10' 6" x 9' 0") having inset stainless steel sink, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, central heating boiler, plumbing for automatic washing machine, appliances space, tiled floor and UPVC double glazed window to side.

LOBBY



SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to side.

ENCLOSED REAR GARDEN

with paved patio area and GARAGE TO REAR 12.07m x 3.08m (39' 7" x 10' 1") having doors to side, power and lighting.

FIRST FLOOR FLAT 13A comprising:

RECEPTION HALL

having UPVC entrance door, ceiling light point and stairs off to FIRST FLOOR LANDING having ceiling light point and built-in store cupboard and stairs off to second floor.

LOUNGE

4.41m x 3.46m (14' 6" x 11' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator, laminate flooring and two wall light points.

FITTED KITCHEN

3.73m x 2.40m (12' 3" x 7' 10") 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 electric hob and extractor hood over, wine rack, integrated washing machine and fridge, pin spot lighting, central heating radiator and UPVC double glazed window to rear.

BATHROOM

having bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to rear.



SECOND FLOOR LANDING

having ceiling light point and additional storage space.

BEDROOM

5.30m x 3.26m (17' 5" x 10' 8") having UPVC double glazed window to side, pin spot lighting and central heating radiator.

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 understand that the whole of the property comprising 13 and 13a Walsall Road are included within the FREEHOLD Title No WM380905 and that the Ground Floor Flat 13 Walsall Road is included within the LEASEHOLD Title No WM896408 indicating a 99 year lease from 1 November 2006. We have not seen any lease documents to verify the position and prospective purchaser are advised to clarify the position via their Solicitor.

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 both 13 and 13a Walsall Road are listed under Council Tax Band A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/20/06/23

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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.