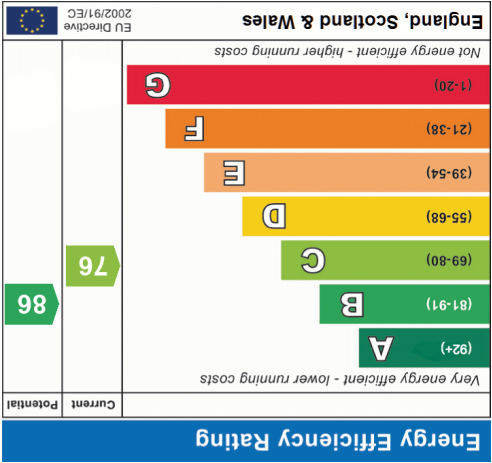
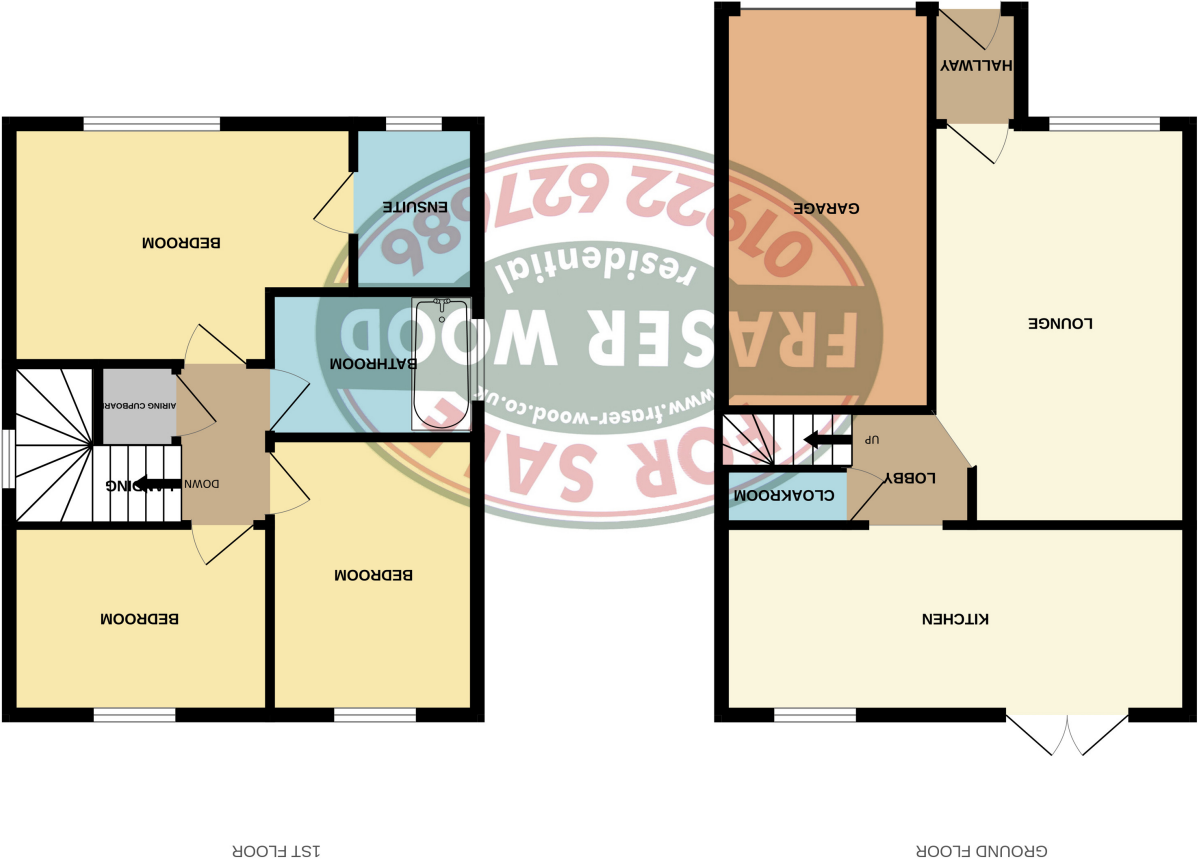




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This 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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35 Chestnut Street, Yew Tree Estate,  
Walsall, WS5 4DG

OFFERS REGION £285,000





### 35 CHESTNUT STREET, WALSALL

This well presented, modern style detached family residence occupies a pleasant position on the popular Yew Tree Estate, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and Tamebridge Parkway Rail Station provides regular commuter rail services to Birmingham City Centre.

Offered to the market with the benefit of no upward chain, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

#### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator.

#### LOUNGE

4.94m x 3.15m (16' 2" x 10' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and feature wood panelling to walls.

#### INNER LOBBY

having ceiling light point, central heating radiator and stairs off to first floor.

#### GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator and extractor fan.

#### BREAKFAST KITCHEN

5.75m x 2.32m (18' 10" x 7' 7") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, central heating boiler, pin spot lighting, central heating radiator, UPVC double glazed window to rear and UPVC double glazed French doors to rear garden.

#### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, loft hatch and airing cupboard.

#### BEDROOM NO 1

4.25m x 2.93m (13' 11" x 9' 7") having two UPVC double glazed windows to front, ceiling light point, central heating radiator and feature panelling to walls.

#### EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to front.

#### BEDROOM NO 2

3.65m x 2.67m (12' 0" x 8' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

#### BEDROOM NO 3

3.02m x 2.42m (9' 11" x 7' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### FAMILY BATHROOM

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

### OUTSIDE

#### EXTENSIVE BLOCK PAVED FRONT DRIVEWAY

providing off-road parking for several vehicles.

#### INTEGRAL GARAGE

having up-and-over door.

#### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn and side gate.

### 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 from Land Registry that the property Title Number MM59889 is LEASEHOLD for a term of 999 years from 1 January 2015 at an initial ground rent of £150 per annum subject to the Rent Review on each tenth anniversary of the Term. We have been informed that the current ground rent payable is £227.71 per annum, although we have not seen any documentary evidence 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 D with Sandwell Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/19/03/25

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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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