

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.



207 Stephenson Avenue, Walsall, WS2 7EA

OFFERS REGION £165,000



207 STEPHENSON AVENUE, WALSALL

This mid-town house is located on the popular Beechdale Estate and although in need of certain refurbishment offers an excellent opportunity for the discerning purchaser.

The property is conveniently situated for local amenities including schools, public transport services and the M6 Motorway at Junction 10 is within approximately 3km distance, thereby affording access to the remainder of the West Midlands conurbation and beyond.

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

PORCH ENTRANCE

leading to:

FRONT KITCHEN AREA

12' 3" x 9' 9" (3.73m x 2.97m) with a double bowl sink unit with mixer above, a range of fitted base units with work surfaces over, UPVC double glazed window, hot water radiator and with access to:

LOUNGE AREA

12' 9" x 13' 3" (3.89m x 4.04m) plus an additional extended area 10' 3" x 10' (3.12m x 3.05m) having feature fireplace with brick chimney breast, hot water radiator and UPVC double glazed French doors opening to the rear garden.



EXTENDED LAUNDRY ROOM/STORES

18' 4" x 6' (5.59m x 1.83m) plus additional 4' x 10' 10" (1.21m x 3.30m) housing the central heating boiler and having sink unit, a range of fitted base and wall cupboards, plumbing for automatic washing machine and with access to both the front and rear gardens.

FIRST FLOOR LANDING

BEDROOM NO 1 (Rear)

11' x 12' 9" (3.35m x 3.89m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 2 (Rear)

12' x 8' 4" (3.66m x 2.54m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 3 (Front)

8' 2" x 9' 2" (2.49m x 2.79m) with hot water radiator and UPVC double glazed window.

SHOWER ROOM

having shower cubicle, w.c., wash hand basin, two UPVC double glazed windows and hot water radiator.

OUTSIDE

OVERGROWN FOREGARDEN

with borders.

ENCLOSED REAR GARDEN

having paved patio area and overgrown borders.



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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/26/05/25

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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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