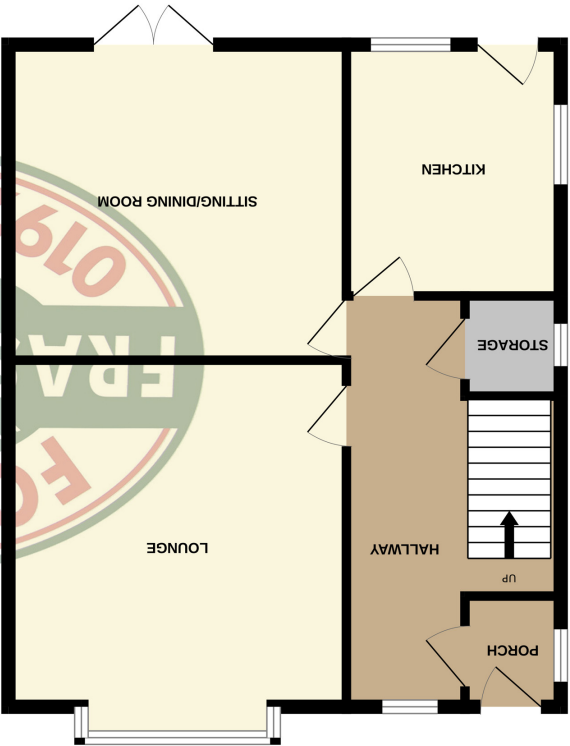


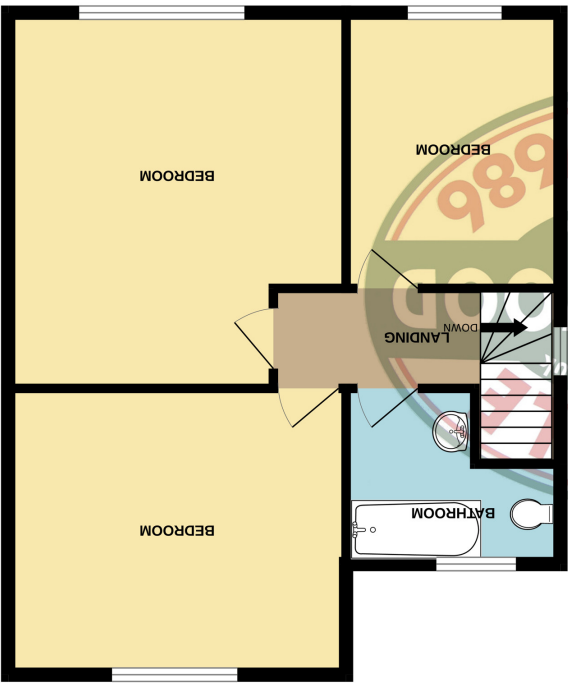


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

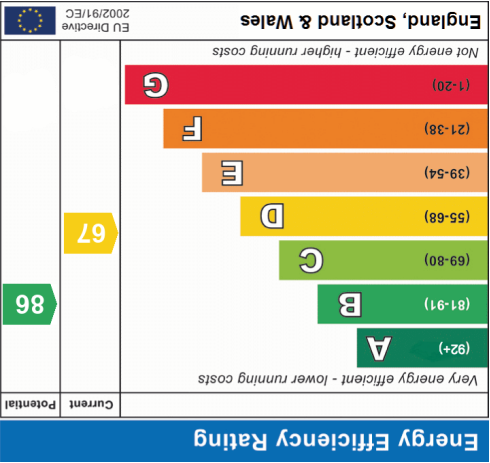
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR







**45 PRINCES AVENUE, WALSALL**

This traditional style semi-detached house occupies a pleasant and convenient position in this popular residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, a good range of schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools, local shopping facilities and the amenities of the nearby Walsall Arboretum.

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

**PORCH**

having entrance door, ceiling light point and window to side.

**RECEPTION HALL**

having UPVC double glazed window to front, ceiling light point, central heating radiator, under stairs storage cupboard with plumbing for automatic washing machine, UPVC double glazed window to side and stairs off to first floor.

**LOUNGE**

4.47m x 4.24m (14' 8" x 13' 11") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator, wooden flooring, coved cornices and picture rails.

**DINING ROOM**

4.26m x 3.97m (14' 0" x 13' 0") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator, coved cornices, wooden flooring and picture rails.

**KITCHEN**

3.17m x 2.71m (10' 5" x 8' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, gas cooker point, ceiling light point, central heating boiler, tiled floor, UPVC double glazed windows to side and rear and access door to rear garden.

**FIRST FLOOR LANDING**

having UPVC double glazed window to side and ceiling light point.

**BEDROOM NO 1**

4.28m x 3.66m (14' 1" x 12' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and picture rails.

**BEDROOM NO 2**

4.27m x 3.97m (14' 0" x 13' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and picture rails.

**BEDROOM NO 3**

3.17m x 2.73m (10' 5" x 8' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

**BATHROOM**

having white suite comprising P shaped bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to front.

**OUTSIDE**

**LAWNED FOREGARDEN**

with pathway to front entrance door and POTENTIAL FOR SIDE DRIVEWAY, subject to necessary planning permission.

**ENCLOSED REAR GARDEN**

with timber fencing surrounds, patio area, lawn, timber garden shed, a variety of trees and bushes and side access 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 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 D with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/

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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.

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.