



RESIDENTIAL
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residential
01922 627686

14 Poplar Avenue, Delves, Walsall, WS5 4EU

OFFERS REGION £275,000



14 POPLAR AVENUE, DELVES, WALSALL

This traditional style detached house, although in need of modernisation/refurbishment, offers an excellent opportunity for a discerning purchaser, being located in this popular residential area of Delves overlooking an open grassed area.

The property is located within approximately ten minutes walking distance of Tamebridge Parkway Rail Station, providing regular commuter rail services to Birmingham City Centre, and local bus services along West Bromwich Road to neighbouring areas. Junctions 7 or 9 of the M6 Motorway are both within approximately 5km distance giving access to the remainder of the West Midlands conurbation and beyond.

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

PORCH ENTRANCE leading to:

RECEPTION HALL

with hot water radiator and two storage cupboards off.

THROUGH LOUNGE/DINING ROOM with connecting sliding doors, comprising:

FRONT LOUNGE 14' 6" into bay x 12' (4.42m x 3.66m) with double panel hot water radiator and double glazed windows.

REAR DINING ROOM 12' x 12' 10" (3.66m x 3.91m) with feature marble hearth having coal effect gas fire, coved ceiling, hot water radiator and double glazed patio door to rear garden.

KITCHEN

11' 10" x 9' 10" (3.61m x 3.00m) with part tiled walls and a full range of fitted base and wall cupboards, work surfaces, inset one and a half bowl sink unit with mixer tap above, double panel hot water radiator, double glazed window, built-in pantry and with access to:

SMALL VERANDAH

with stores off and access to the garage.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

15' into bay x 12' 3" (4.57m x 3.73m) with hot water radiator and double glazed window.

BEDROOM NO 2 (Rear)

12' 8" x 11' 8" (3.86m x 3.56m) with hot water radiator and double glazed window.

BEDROOM NO 3 (Front)

8' 6" x 7' (2.59m x 2.13m) with double glazed window and hot water radiator.

BATHROOM

having bath with mixer shower attachment, wash hand basin, double glazed window and hot water radiator.

SEPARATE W.C.

with double glazed window.

OUTSIDE

PAVED FOREGARDEN

with borders, providing OFF-ROAD PARKING FACILITIES and access to the:

SIDE GARAGE

17' x 7' 9" (5.18m x 2.36m) with electrically operated roller shutter entrance door.

EXTENSIVE REAR GARDEN

with part paved area, mature lawn, trees and shrubs.

AGENTS' NOTE

There is an asbestos clad shed within the rear garden and a discerning purchaser should be aware that there was previously an inspection chamber within this garage area which has been filled in accordingly with debris and has been concreted over.

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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/06/08/25

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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.

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.