



51 DELVES ROAD WALSALL

Traditional Semi Detached on a good size corner plot which has great potential to extended (subject to necessary planning permission Situated in one of the most popular locations in Walsall, this property must be viewed. Having excellent local amenities, transport links and schooling near by. Briefly comprising: Reception Hall, Lounge, Sitting Room, Extended Kitchen, Utility Room, Guest WC, Three Bedrooms, Bathroom, Front & Rear Gardens, Ample off road parking. Call 01922 627686 Today.

RECEPTION HALL

Having upvc entrance door, ceiling light point, central heating radiator, wooden flooring, under stairs store cupboard and stairs off to first floor.

LOUNGE

3.77m x 3.62m (12' 4" x 11' 11") Having upvc double glazed angular bay window to front, ceiling light point, central heating radiator and coved cornices.

SITTING ROOM

3.39m x 3.62m (11' 1" x 11' 11") Having upvc double glazed door and window to rear, ceiling light point, two central heating radiators and coved cornices.

KITCHEN

2.11m x 4.37m (6' 11" x 14' 4") Having inset stainless steel sink unit, wall. base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, built in oven with 4 ring gas hob and extractor hood over, appliance space, breakfast bar, ceiling light point plus additional pin spot lighting, central heating radiator, wooden flooring, upvc double glazed window to side and upvc door to rear garden.

UTILITY ROOM

Having upvc double glazed window to rear, ceiling light point, plumbing for automatic washing machine and central heating boiler.

GUEST WC

Having low level WC, ceiling light point, central heating radiator, wooden flooring and upvc double glazed window to rear.

FIRST FLOOR LANDING

Having upvc double glazed window to side, ceiling light point and loft hatch.

BEDROOM ONE

3.24m x 3.64m (10' 8" x 11' 11") Having upvc double glazed window to front, ceiling light point, radiator. wash hand basin and built in store cupboard.

BEDROOM TWO

3.60m x 3.61m (11' 10" x 11' 10") Having upvc double glazed window to rear, ceiling light point, radiator and wash hand basin.

BEDROOM THREE

2.24m x 2.57m (7' 4" x 8' 5") Having upvc double glazed window to rear, ceiling light point, radiator, wash hand basin and built in store cupboard.

BATHROOM

Having white suite comprising, panelled bath with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, towel rail, extractor fan and upvc double glazed window to side.

OUTSIDE

FRONT

Having a large block paved driveway providing off road parking for several vehicles, lawn, hedgerow and pathway to front door.

REAR

Having enclosed rear garden with timber fencing surround, patio area and lawn.

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.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/01/03/25

© FRASER WOOD 2025.

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.