



8 Cecil Street,
Walsall, WS4 2BG

£160,000

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Set within easy reach of the centre of Walsall with its range of amenities and offered for sale with no onward chain, this mid-terraced property provides well-proportioned accommodation within, and internal viewing highly is advised.

Internal inspection reveals two generous reception rooms, access to cellar space, kitchen with fitted units, gas cooker point and plumbing for a washing machine, rear lobby with wall mounted central heating boiler, door to the rear garden and access to ground floor bathroom with suite comprising WC, wash basin and bath with shower mixer tap fitment.

To the first floor there are two generous double bedrooms.

Externally, there is a small "courtyard area" to the rear of the property with gate to access passageway with further lawned garden beyond.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 30th January 2025

Property Specification

Hall

Front Reception Room -

3.46m (11'4") x 3.35m (11')

Rear Reception Room -

3.46m (11'4") x 3.35m (11')

Kitchen - 2.93m (9'7") x 1.70m (5'7")

Bathroom - 1.82m (6') x 1.70m (5'7")

Cellar

Bedroom 1 - 4.37m (14'4") x 3.46m (11'4")

Bedroom 2 - 3.46m (11'4") x 3.35m (11')

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

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	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Map Location

