



28 Lumley Road,
Walsall, WS1 2LH

Offers in the Region Of £155,000

Walsall

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Lumley Close is situated in a convenient location for all amenities and transport link and is offered for sale with no upward chain.

To the ground floor, there is a front reception room which benefits from window to the front elevation with door to lobby which provides access to the rear reception room and useful storage cupboard. The rear reception room benefits from a window, access to the stairs and fitted kitchen. The kitchen comprises a range of wall and base units, sink unit and work surfaces and leads to the family bathroom.

To the first floor there are two excellent size bedrooms and along with stairs leading to the second-floor bedroom.

To the rear there is a level garden which is mainly laid to lawn. Viewing is recommended at the earliest opportunity.





Property Specification

Front Reception Room -	3.90m (12'9") x 3.28m (10'9")
Rear Reception Room -	4.19m (13'9") x 3.28m (10'9")
Kitchen -	4.16m (13'8") max x 2.04m (6'8")
Ground Floor Bathroom -	2.52m (8'3") x 2.04m (6'8")
Bedroom 1 -	3.89m (12'9") max x 3.82m (12'6")
Bedroom 2 -	3.89m (12'9") x 3.51m (11'6")
Bedroom 3 -	5.56m (18'3") x 3.89m (12'9")

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: 21st July 2021

Viewer's Note:

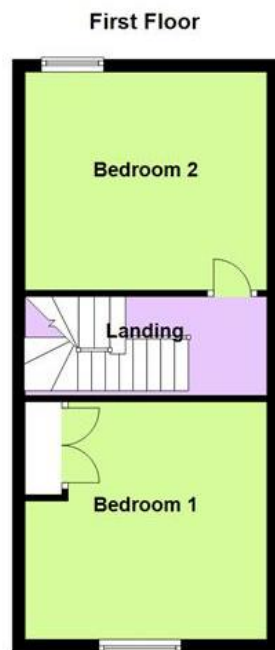
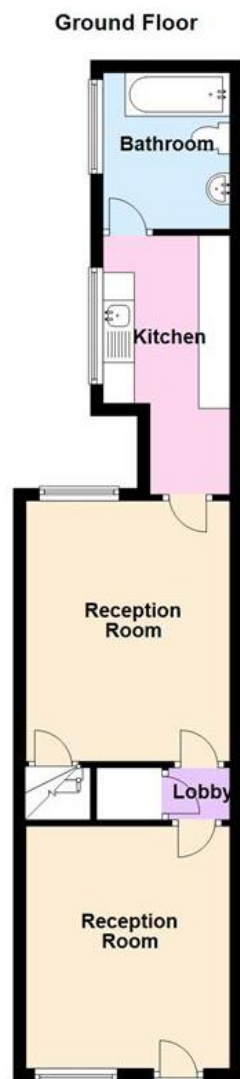
Services connected: Gas, Electric, Drainage and Water

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

