



35 Bescot Road, Walsall
Walsall, WS2 9AD

£199,950

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Ideally situated for access to transport links, this impressive mid-terraced property is currently let as an HMO and offers spacious accommodation set out over three storeys.

The accommodation includes living room, spacious breakfast kitchen, utility room, bedroom and shower room to the ground floor, three bedrooms and bathroom to the first floor and a further two bedrooms to the second floor.

Externally, there is a garden to the rear of the property and off-road parking to the front. The property is offered for sale with no onward chain.





Property Specification

Reception Room -	3.96m (13') x 3.76m (12'4")
Bedroom 1/Reception Room -	3.82m (12'7") x 3.76m (12'4")
Kitchen/Breakfast Room -	5.50m (18') max x 3.09m (10'2")
Shower Room -	2.19m (7'2") x 2.00m (6'7")
Utility -	2.51m (8'3") x 1.52m (5')
Bedroom 2 -	3.90m (12'9") x 3.01m (9'10")
Bedroom 3 -	2.80m (9'2") x 0.56m (1'10")
Bedroom 4 -	3.88m (12'9") x 2.18m (7'2")
Bathroom -	2.45m (8') x 1.79m (5'11")
Bedroom 5 -	5.15m (16'11") x 2.00m (6'7")
Bedroom 6 -	4.04m (13'3") x 3.11m (10'2")

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: 9th November 2020

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: B

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
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

