



St. Quentin Street,  
Walsall, WS2 9JN

**£190,000**



# Walsall

## £190,000

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Set within easy reach of amenities and transport links, this end terraced property offers well-proportioned accommodation and an early viewing is highly advised to avoid disappointment.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, guest WC off and access to useful rear lobby / storage area, spacious dual aspect living room, well appointed kitchen / dining room which features a range of wall / base units, gas cooker point, plumbing for a washing machine, wall mounted central heating boiler and space for a table.

To the first floor, bedroom one is a generous double bedroom with ample built-in storage space and there are two further bedrooms - one double and one good sized single - and the bathroom with suite comprising WC, wash basin and bath.

Externally, there is a low maintenance rear garden, off-road parking to the front of the property and an additional paved area to the side of the property.







## Property Specification

**Hall**

**Lounge**

5.05m (16'7") x 3.25m (10'8")

**Kitchen / Diner**

5.05m (16'7") x 2.83m (9'3") max

**WC**

**Storage / Rear Lobby**

**Landing**

**Bedroom 1**

4.35m (14'3") plus storage x 3.25m (10'8")

**Bedroom 2**

3.52m (11'7") x 3.07m (10'1")

**Bedroom 3**

3.09m (10'2") x 1.85m (6'1")

**Bathroom**

2.12m (6'11") x 1.79m (5'11")

### 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:

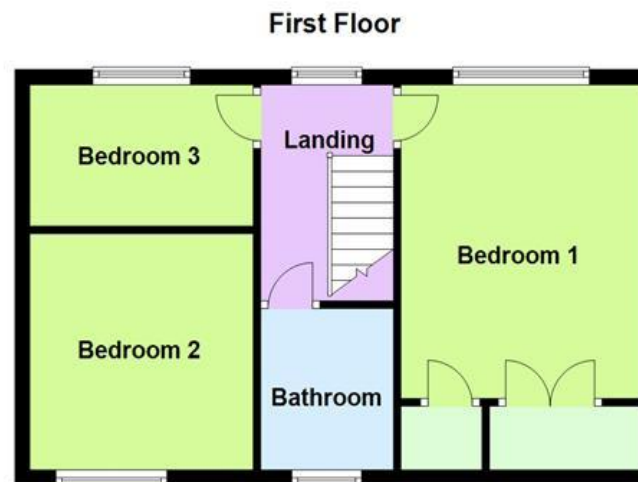
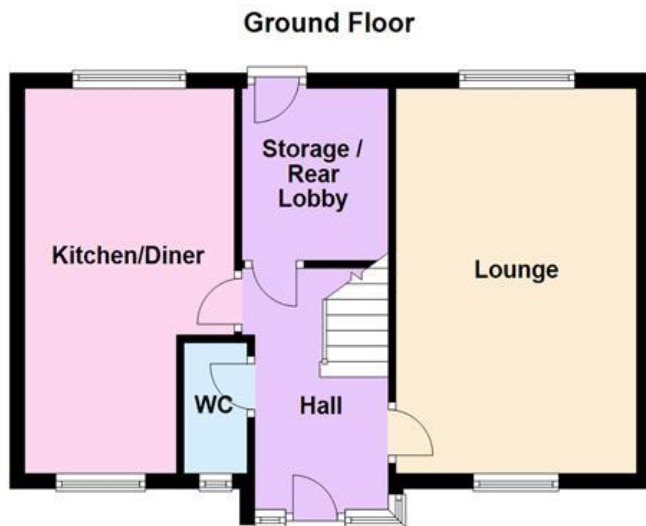
### Viewer's Note:

Services connected: All mains services connected.  
Council tax band: A      Tenure: Freehold

The side area was bought from the council on a leasehold basis - around 80 years remain. The vendor has advised that the freehold for this can be purchase, but have not made any enquiries into this.

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

## Map Location

