



67 Persehouse Street,  
Walsall, WS1 2AR

Offers in the Region Of £225,000

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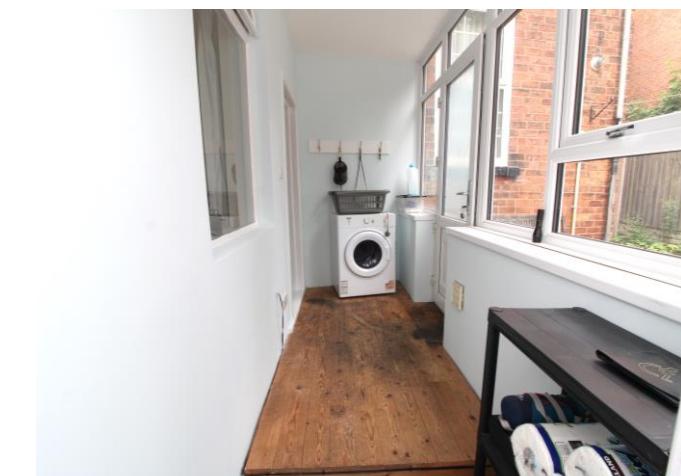
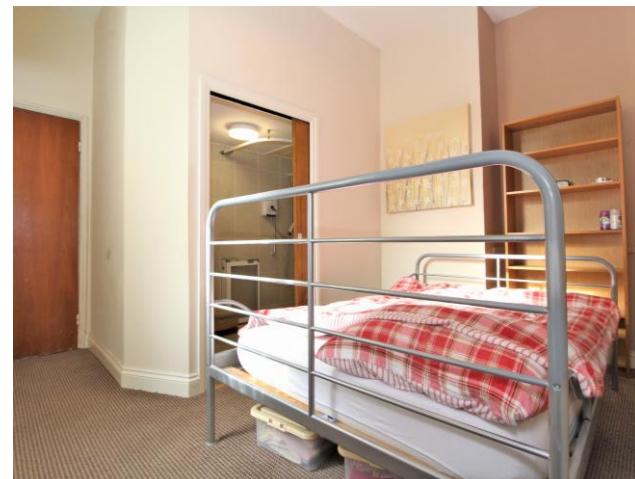
Set within easy reach of amenities, schools and transport links and with access to Walsall Arboretum only a stone's throw away, this semi-detached property offers well-proportioned accommodation which would benefit from updating to realise its full potential and internal viewing is advised to fully appreciate the potential this property has to offer.

The accommodation includes entrance hallway with stairs to first floor, access to under-stairs storage and door to rear verandah with guest WC off, living room with windows to front and rear elevations, kitchen with a range of wall and base units and space for a dining table and ground floor bedroom with access to an ensuite wet room.

To the first floor there are two further generous double bedrooms and the bathroom with suite comprising WC, wash basin and bath.

Externally, there is a large rear garden, which is laid mainly to lawn with a paved patio area and there is gated access allowing parking to the rear of the property.

Please be aware that underpinning has been done to the left-hand rear of the property in 2007 - paperwork available on request.





### 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: 11th July 2024

## Property Specification

### Hall

Living Room - 4.20m (13'9") x 3.66m (12')

Kitchen - 4.20m (13'9") x 2.76m (9'1")

Bedroom - 4.07m (13'4") max into recess  
x 3.80m (12'6")

Ensuite Wet Room - 2.69m (8'10") x 1.46m (4'9")

### Verandah

### WC

Bedroom 1 - 4.07m (13'4") max  
x 3.80m (12'6")

Bedroom 2 - 4.20m (13'9") x 3.66m (12')

Bathroom - 2.84m (9'4") max  
x 2.26m (7'5") max

### Viewer's Note:

Services connected: All mains services connected.

Council tax band: B

Tenure: Freehold

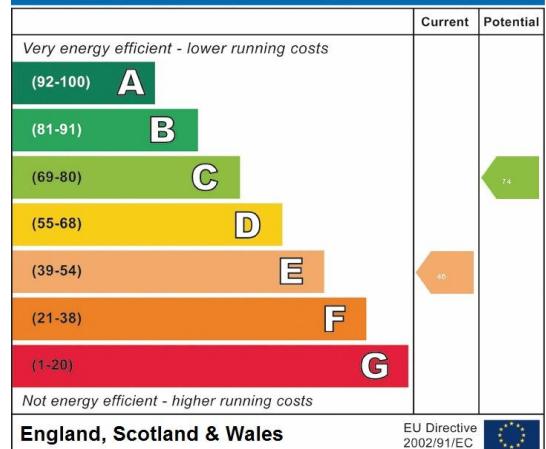
# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location

