



Tong Street,  
Walsall, WS1 2DX

Offers in the Region Of £135,000



# Walsall

## Offers in the Region Of £135,000

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Set within easy reach of nearby amenities and transport links this well proportioned mid-terraced property is offered for sale with no onward chain and an early viewing is highly recommended to avoid disappointment.

The accommodation includes spacious open-plan lounge / dining room with windows to the front and rear elevations, stairs to the first floor and doorway leading into the well appointed kitchen which has a range of wall / base units, single bowl stainless steel sink and drainer, integrated oven and hob with extractor over and doorway leading into the rear lobby which gives access to the ground floor bathroom and has further doorway into the rear garden.

To the first floor there are two good sized double bedrooms, the larger of which has access to a bathroom which has a cupboard housing the central heating boiler and suite comprising WC, wash basin and bath.

Externally, the low maintenance rear garden is laid predominantly to artificial lawn with a paved patio area and a garden room to the rear.





## Property Specification

### Lounge / Dining Room

8.33m (27'4") plus bay x 3.71m (12'2")

### Kitchen

3.30m (10'10") x 2.06m (6'9")

### Rear Lobby

### Bathroom

1.95m (6'5") x 1.69m (5'7")

### Landing

### Bedroom 1

3.79m (12'5") x 3.71m (12'2")

### Bathroom

3.30m (10'10") max x 2.06m (6'9")

### Bedroom 2

3.68m (12'1") x 3.47m (11'5")

### 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






# 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

