



4 Hereford Close,
Walsall, WS9 8HX

Offers in the Region Of £325,000

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Ground Floor:

The property is approached via a porch with a door leading into the hallway, which features a ceiling light point, radiator and stairs rising to the first floor, with access to the lounge. The lounge enjoys a window to the front, ceiling light point, radiator and electric fireplace, and leads through to the kitchen/diner.

The kitchen/diner benefits from two double glazed windows to the rear, two ceiling light points, a range of wall and base units, four-ring electric induction hob, integrated oven and grill, stainless steel sink with drainer and mixer tap, an under-stairs storage cupboard and a door providing access to the garage.

The garage is fitted with two ceiling light points, an up-and-over door and internal access to the utility room. The utility offers a range of wall and base units, stainless steel sink with drainer, ceiling light point, double glazed window to the rear and a door opening to the garden.

First Floor:

The first-floor landing features an obscure double-glazed window to the side elevation, loft hatch and doors to all rooms.

Bedroom one includes a built-in wardrobe, ceiling light point, radiator and double-glazed window to the front. Bedroom two has a built-in wardrobe, ceiling light point, radiator and double-glazed window to the rear, while bedroom three benefits from an over-stair storage cupboard, ceiling light point, radiator and double-glazed window to the front.

The bathroom is fitted with a bath with shower over, low-flush WC, wash hand basin, ceiling light point, extractor fan and an obscure double-glazed window to the rear.

Exterior:

Externally, the property offers a block paved driveway to the front providing access to the garage and parking for multiple vehicles.

To the rear is a slabbed patio area with a pathway leading to a garden shed, beyond which lies a lawned garden with boundary planters, established shrubbery and enclosed boundary fencing.





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: 2nd February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

Entrance Porch

Hallway

Lounge - 12' 6" x 13' 8" (3.81m x 4.16m)

Kitchen/Diner - 10' 5" x 15' 6" (3.17m x 4.72m)

Garage - 22' 1" x 7' 7" (6.73m x 2.31m)

Utility Room - 6' 0" x 7' 1" (1.83m x 2.16m)

First Floor Landing

Bedroom One - 12' 3" x 9' 4" (3.73m x 2.84m)

Bedroom Two - 8' 9" x 9' 6" (2.66m x 2.89m)

Bedroom Three - 5' 9" x 9' 4" (1.75m x 2.84m)

Family Bathroom - 5' 4" x 6' 4" (1.62m x 1.93m)

Viewer's Note:

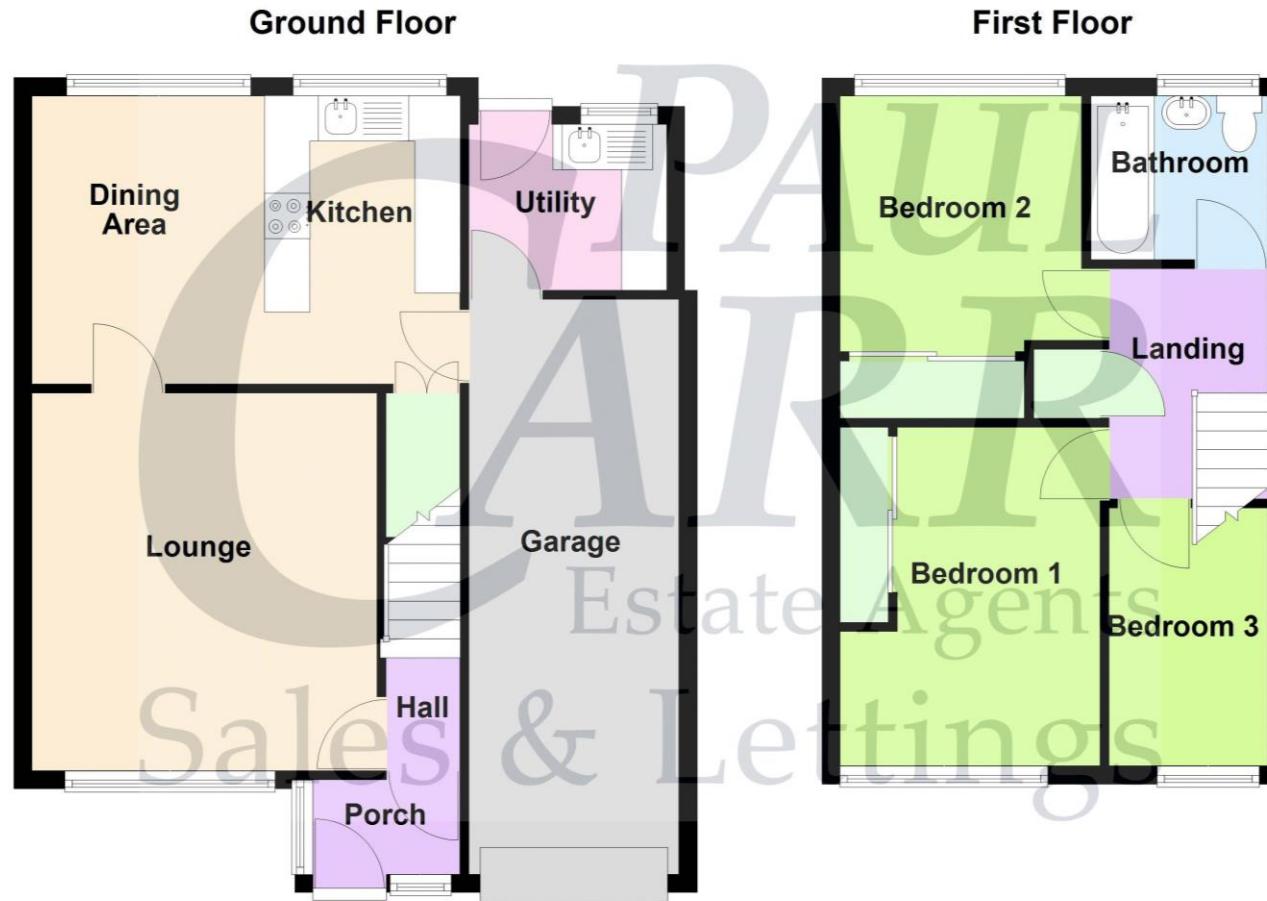
Services connected: Gas, Water, Electric & Drainage

Council tax band: D

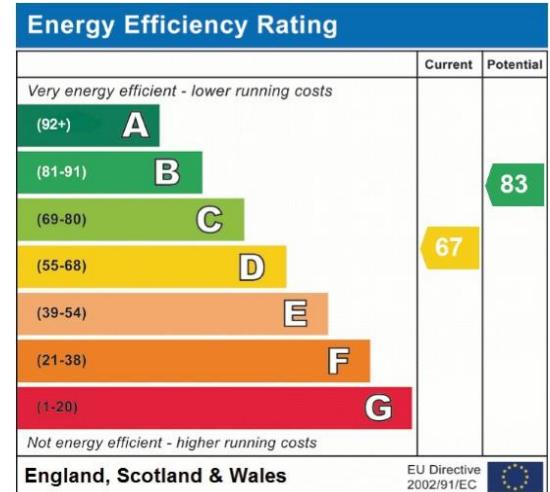
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

