



GENERAL INFORMATION

TENURE

We are advised by the Vendor that the property is **Freehold**, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band ' B '.

SERVICES

All mains services are connected to the property. A British Telecom phone is installed subject to the usual regulations.

FIXTURES & FITTINGS

Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING

By prior telephone appointment with Edwards Moore, Walsall Office on 01922 615222.

Note: Edwards Moore for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Edwards Moore has any authority to make or give any representation or warranty whatever in relation to this property.

EDWARDS MOORE

THE ESTATE AGENCY



96 Belvidere Road, Walsall, WS1 3AU.

**Vestibule, Reception Hall, Cellar,
Lounge, Dining Room, Kitchen,
Two Double Bedrooms, Bathroom with Separate Shower,
Rear Garden with Separate Garage.**

Offers in the Region of £177,500.

**ESTATE HOUSE,
DARWALL STREET
WALSALL WS1 1DA**

**TEL: 01922 615222
FAX: 01922 746440**

EMAIL: wallsales@edwardsmoore.co.uk



WEBSITE: www.home-sale.co.uk



THE PROPERTY

Delightfully situated in this extremely popular and convenient residential location in this conservation area, this deceptively spacious two bedroom town house property requires early internal inspection to fully appreciate the spacious well planned accommodation on offer.

Within a short distance of Walsall town centre where there is a range of shopping and banking facilities along with ease of access to motorways at junction 7 Great Barr and 9 Wednesbury enabling ease of access to all motorway networks including M5 and M54 for commuting throughout the West Midlands conurbation and beyond.

There are a number of schools both primary and secondary including St Mary’s School within a comfortable waling distance together with Queen Mary’s Grammar School for both boys and girls and private education is available at Hydesville Tower School located on Broadway North. Walsall Rugby, Cricket and Golf clubs are also within close proximity.

Ideally suited to the needs of the first time buyer/young professional purchaser the gas centrally heated accommodation in greater detail comprises:-

Hardwood front door leads into

VESTIBULE with ceiling light point and further door into

RECEPTION HALL with balustrade staircase off to first floor, two central heating radiators, power points, cornice to ceiling, useful under stair storage cloaks with coat hanging and alarm control keypad and stairs off down to

USEFUL STORAGE SPACE with Cellar.

LOUNGE measuring 14' 8" x 13' 1" (4.47m x 3.99m)



having bay window to front aspect with seating beneath, central heating radiator with power points, television aerial point, the focal point being a feature fireplace housing gas fire with attractive surround, moulded cornice to ceiling, ornate ceiling rose and ceiling light point.

DINING ROOM measuring 13' 0" x 11' 3" (3.96m x 3.43m)



with double opening doors to rear aspect, central heating radiator, power point, telephone point, the focal point being a feature fireplace housing an inset fire and attractive surround, strip wooden flooring, cornice to ceiling, ornate ceiling rose and ceiling light point.

INNER HALLWAY with door to outside, useful storage cupboard, smoke alarm and door into

KITCHEN measuring 10' 9" x 8' 7" (3.28m x 2.62m)



having two windows to side and picture window overlooking rear garden giving a good degree of natural light, a range of matching wall cupboards with base units beneath with roll top work surfaces incorporating stainless steel sink unit with drainer with mix tap above, integrated four ring gas hob, integrated double electric oven, hot and cold plumbing and space for automatic washing machine, power points, television aerial point, central heating radiator and ceiling light point.

FIRST FLOOR

Stairs lead to **LANDING** having useful airing cupboard with storage space, central heating radiator, cornice to ceiling, ornate ceiling rose, smoke alarm, ceiling light point and doors to the following

BEDROOM ONE measuring 16' 9" x 12' 10" (5.11m x 3.91m)



having window to front aspect, central heating radiator, power points, television aerial point, cornice to ceiling and ceiling light point.

BEDROOM TWO measuring 13' 1" x 9' 11" (3.99m x 3.02m)



having window to rear, two built in fitted wardrobes, central heating radiator, power points, cornice to ceiling and ceiling light point.

BATHROOM having hardwood double glazed window to rear, central heating radiator, built in fitted cupboard and separate built in shower, wash hand basin, free standing feature roll top bath, cornice to ceiling, ornate ceiling rose, central heating radiator and ceiling light point.

Door off to

SEPERATE W.C. with window to side, low level W.C., wash hand basin with tiled splash back surround and ceiling light point.

OUTSIDE

To the front the property is set back from the road behind a small fore garden. Whilst to the rear is an enclosed easily maintained private walled rear garden with paved patio area and some shrubs and planting with access out to driveway area providing off road parking .