



61 Pommel Close

Walsall, WS5 4QE

£70,000

ficorns & CO
ESTATE AGENTS

01922 716 605

FOR SALE



61 Pommel Close, Walsall, WS5 4QE

Acorns & Co Estate Agents are pleased to offer For Sale this First Floor Maisonette situated in a highly sought after location, close to local amenities, good transport links, including Tamebridge Parkway less than 3/4 of a mile away with park and ride services offering one stop to Birmingham, and reputable schools. The property briefly comprises; Footpath to front door, with a separate door leading to storage, entrance hallway, stairs to first floor accommodation, lounge / diner, re-fitted kitchen, re-fitted shower room, two double bedrooms, and a separate garage within a block. The property also benefits from gas central heating, UPVC double glazing, and NO UPWARD CHAIN.

Approach:

The property is approached via a footpath, with a door leading to useful storage, and a further UPVC double glazed door into;

Entrance Hallway:

With stairs leading to first floor accommodation, with a loft hatch giving access to an insulated loft void, a ceiling light point, and doors off to;

Lounge / Diner: 4.74m (15' 7") x 3.37m (11' 1")

With a UPVC double glazed window to front elevation, a single panel radiator, two ceiling light points, a dado rail, and an opening through to;

Re-Fitted Kitchen: 2.88m (9' 5") x 2.44m (8' 0")

With a range comprising of; wall mounted cupboards and base units, with a built in wine rack, and a roll top work surface over, incorporating a stainless steel sink unit with drainer, with mixer taps over, a four ring electric hob, with electric oven under, and extractor over, space and plumbing for an automatic washing machine, a boxed in wall mounted combination boiler, complimentary splash back tiling, vinyl flooring, inset spot lighting, and a UPVC double glazed window to rear elevation.

Bedroom 1: 2.70m (8' 10") x 3.94m (12' 11")

With a UPVC double glazed window to rear elevation, a single panel radiator, a range of fitted wardrobes, and a ceiling light point.

Fitted Wardrobes:

Bedroom 2: 2.63m (8' 8") x 3.64m (11' 11")

With a UPVC double glazed window to front elevation, a single panel radiator, a built in wardrobe, and a ceiling light point.

Family Shower Room:

With a door leading to a former airing cupboard providing good storage, a fully tiled shower cubicle with a wall mounted "Triton" electric shower, with a glass shower door,

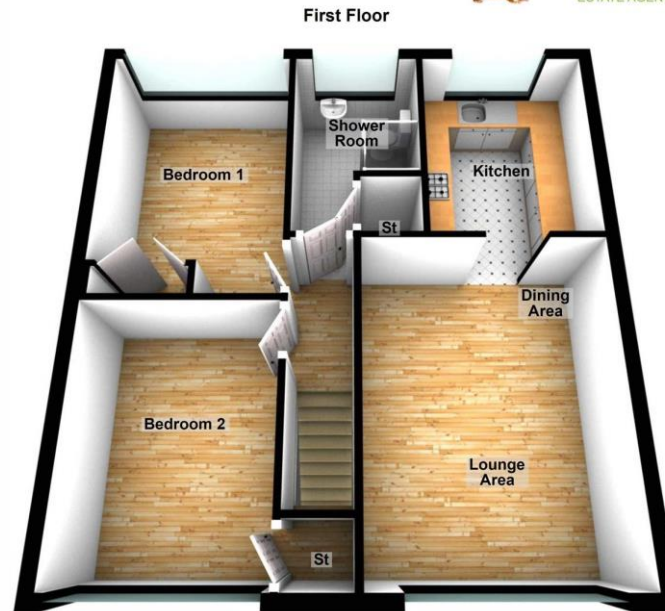
a "modern" flush low level W.C., a pedestal wash hand basin, a chrome effect laddered towel rail, a ceramic tiled floor, inset spot lighting, an extractor fan, and a frosted UPVC double glazed window to rear elevation.

Garage:

A garage within a block with an up and over door.

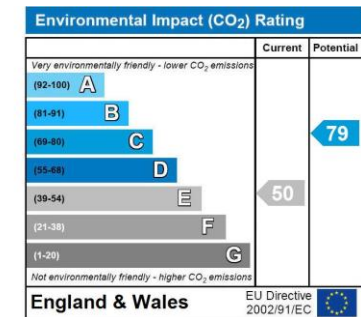
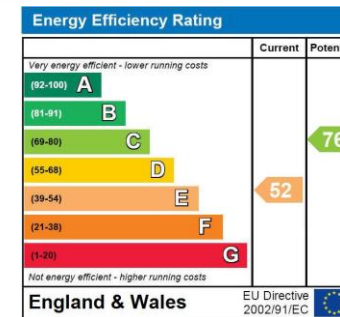
Tenure:

We are informed that the property is LEASEHOLD with 99 years from 1964 although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

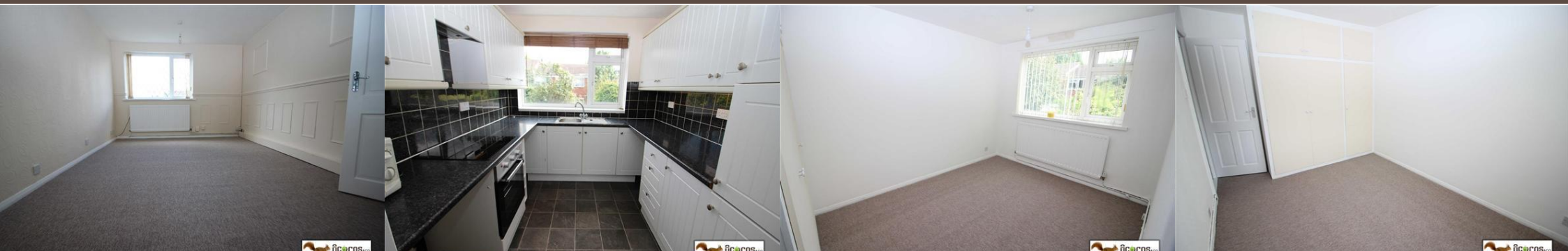


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Acorns & Co Estate Agents - 01922 716 605 – 07585 969 669 – info@acornsc.co.uk







In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Tenure details are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Acorns & Co.