



84 Wednesbury Road

Wednesbury, WS1 4JH

£325,000

ficorns & CO
ESTATE AGENTS

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FOR SALE



84 Wednesbury Road, Wednesbury, WS1 4JH

Acorns & Co Estate Agents are pleased to offer For Sale this substantial Eight Bedroom Townhouse, located close to Walsall Town Centre close to all local amenities, on a main bus route, the property has been greatly modernised, with refitted bathrooms, kitchen, and extended. The property briefly comprises; entrance hallway, lounge, sitting room, dining room, fitted kitchen, boiler room, downstairs shower room, cellar, first floor landing, six bedrooms and a family bathroom. The property also benefits from Gas Central Heating and UPVC double glazing. Internal viewing is highly recommended.

Approach::

The property is approached via a paved driveway, with a UPVC double glazed door into;

Entrance Hallway::

With a single panel radiator, ceramic tiled flooring, a single panel radiator, and doors off to;

Front Lounge:: 4.52m (14' 10") x 4.28m (14' 1")

With a UPVC double glazed window to front elevation, opening through to sitting room via double doors, a double panel radiator, a ceiling light point, wall mounted light points, and power points.

Sitting Room:: 3.74m (12' 3") x 3.82m (12' 6")

With a UPVC double glazed window to rear elevation, a double panel radiator, a ceiling light point, two wall mounted light points, and power points.

Dining Area:

With UPVC double glazed French doors to side elevation leading to garden, a wall mounted double panel radiator, two wall mounted light points, a ceiling light point, and opening through to;

Kitchen Area:

With a range comprising of: Wall mounted cupboards and base units, with a roll top work surface over incorporating a acrylic sink unit and drainer, a five ring gas hob, with a designer extractor hood over, an integrated double oven, and microwave, space for an American Fridge Freezer, splash back tiling, ceramic tiled flooring and a UPVC double glazed window to side elevation, a ceiling light point, with a further door to;

Utility Room:

With a wall mounted newly fitted "Vaillant" combination gas central heating boiler, a range of wall mounted cupboards and base units, with a work surface over incorporating a stainless steel sink, plumbing and space for a washing machine, space for a dryer, laminate flooring, a UPVC double glazed window to rear elevation, and a

further door to side elevation leading to;

Downstairs Bathroom:

A recently refitted bathroom, with a panelled bath, with shower screen, a bidet low level flush W.C., a wash hand basin inset into a vanity unit, a fully tiled shower cubicle, a laddered towel rail, inset spot lighting, a frosted UPVC double glazed window to side elevation, and a ceramic tiled floor

Games Room:

The cellar has been dry lined, with an air conditioning unit, and four wall mounted light points.

First Floor Landing:

A spacious hallway offering a small seating area, a wall mounted single panel radiator, two wall mounted light points, a further set of stairs leading to second floor, with doors off to

Bedroom 1: 3.68m (12' 1") x 4.36m (14' 4")

With a UPVC double glazed window to front elevation, a range of newly fitted wardrobes, and a double panel radiator. Ceiling light point and power points.

Bedroom 2: 3.75m (12' 4") x 3.78m (12' 5")

With a UPVC double glazed window to side elevation and a single panel radiator. Ceiling light point and power points.

Bedroom 3: 3.77m (12' 4") x 2.60m (8' 6")

With a UPVC Double glazed window to rear elevation and a single panel radiator. Ceiling light point and power points.

Bedroom 4: 4.85m (15' 11") x 2.26m (7' 5")

With a UPVC double glazed window to rear elevation and a single panel radiator. Ceiling light point and power points.

Bedroom 5: 3.82m (12' 6") x 2.05m (6' 9")

With a UPVC double glazed window to rear elevation and a single panel radiator.
Ceiling light point and power points.

Bedroom 6: 3.88m (12' 9") x 2.06m (6' 9")

With a UPVC double glazed window to rear elevation, a ceiling light point, two wall mounted light points, and a wall mounted single panel radiator.

Family Bathroom:

A recently refitted bathroom, with a "P" shaped panelled bath, with shower screen, low level flush W.C., a wash hand basin inset into a vanity unit, a laddered towel rail, inset spot lighting, a frosted UPVC double glazed window to side elevation, and a ceramic tiled floor.

Second Floor Landing:

With a ceiling light point, and doors off to;

Bedroom 7: 1.72m (5' 8") x 5.50m (18' 1")

With a dormer window to rear elevation, a wall mounted single panel radiator, and a ceiling light point. (Restricted head height in places)

Bedroom 8: 3.20m (10' 6") x 1.91m (6' 3")

With a dormer window to front elevation, a wall mounted single panel radiator, and a ceiling light point. (Restricted head height in places)

Shower Room:

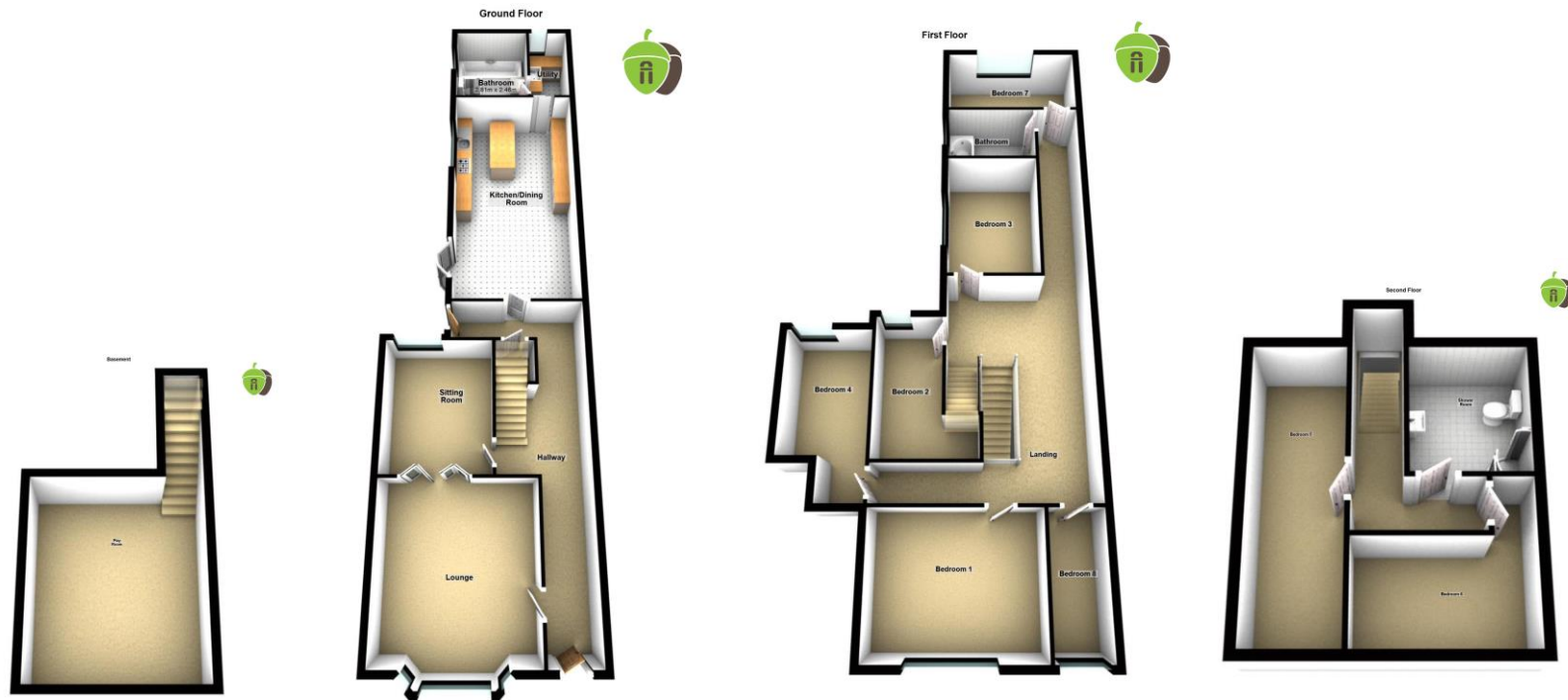
With a low level flush W.C., a pedestal wash hand basin, a fully tiled shower cubicle with a sliding glass shower screen, vinyl flooring, and a ceiling light point.

Rear Garden:

A fully paved low maintenance garden, enclosed within a partly walled and fenced perimeter, with secure side access.

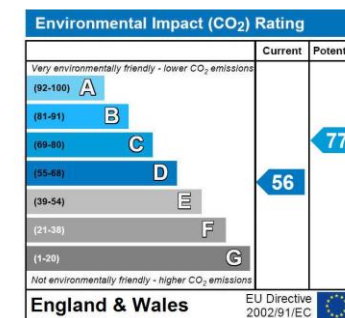
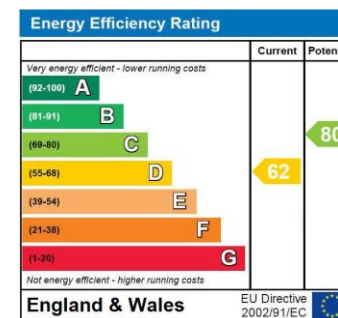
Tenure:

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

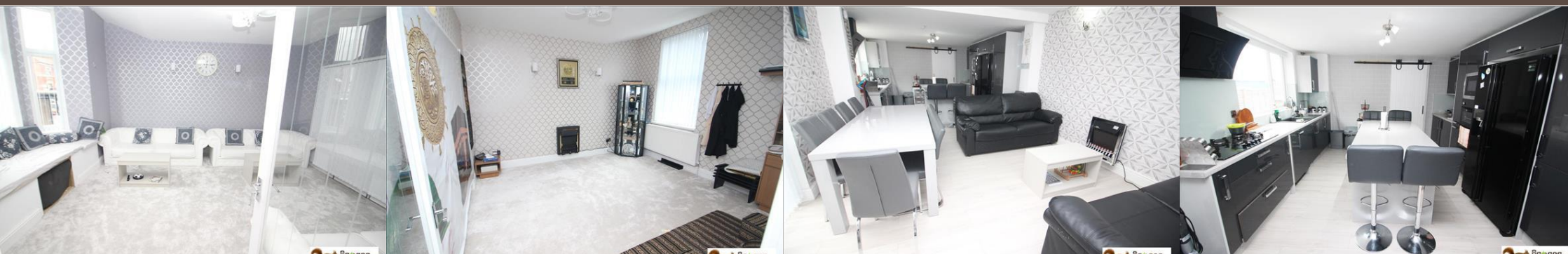


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*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.



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