



3 Bedroom Semi-Detached House

Follyhouse Close, Walsall

Offers In Region Of £74,950



REDSTONES

A three bedroom semi detached property in need of refurbishment whilst having the benefit of part UPVC double glazing and no upward chain. The property is located in a quiet cul-de-sac and further comprises, porch, reception hall, kitchen, lounge, 3 bedrooms, family bathroom, front and rear gardens, parking space and detached garage. Energy rating F.

SUMMARY A three bedroom semi detached property in need of refurbishment whilst having the benefit of part UPVC double glazing and no upward chain. The property is located in a quiet cul-de-sac and further comprises, porch, reception hall, kitchen, lounge, 3 bedrooms, family bathroom, front and rear gardens, parking space and detached garage. Energy rating F.

PORCH With door to the front, door to the reception hall and window to the side.

RECEPTION HALL With stairs of to the first floor, doors to the kitchen and lounge.

LOUNGE 16' 2" x 11' 6" (4.95m x 3.52m) With window and door to the rear, feature fire place with gas fire and under stairs cupboard.

KITCHEN 9' 7" x 12' 4" (2.94m x 3.76m) With UPVC double glazed window to the front, matching wall base and drawer units, roll top work surfaces, sink and drainer, display cabinets, extractor hood, pantry, plumbing and appliance space and door to the side entry.

LANDING With doors to all bedrooms and bathroom, loft access and storage cupboard.

BEDROOM ONE 11' 9" x 8' 6" (3.60m x 2.61m) With window to the rear.

BEDROOM TWO 12' 3" x 10' 0" (3.75m x 3.05m) With UPVC double glazed window to the front and electric heater.

BEDROOM THREE 8' 5" x 6' 11" (2.58m x 2.13m) With window to the rear.

BATHROOM 8' 11" x 5' 7" (2.74m x 1.71m) With window to the front, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled surrounds and airing cupboard.

OUTSIDE To there rear there is a garden and side covered entry. To the front there is a garden and detached garage (garage with up/over door) .

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

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SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers 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. All measurements are approximate.



75 George Street
Walsall
WS1 1RA

T: 01922 235 350
F: 0845 226 2844

E: info@redstoneswalsall.com
www.redstoneswalsall.com