



Lumley Road,
Walsall, WS1 2LH

Auction Guide Price £110,000

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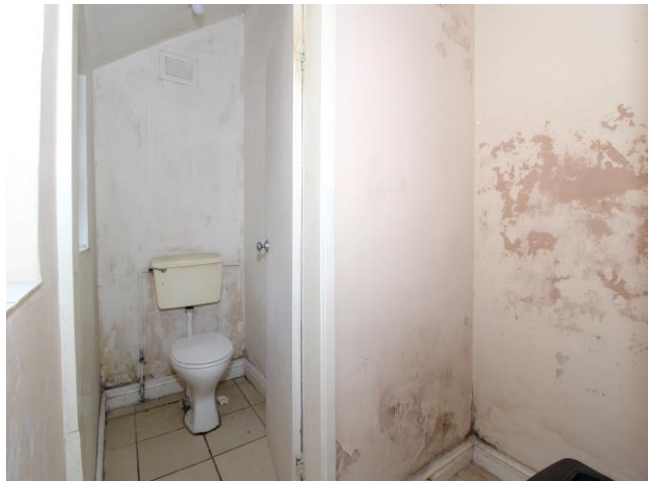


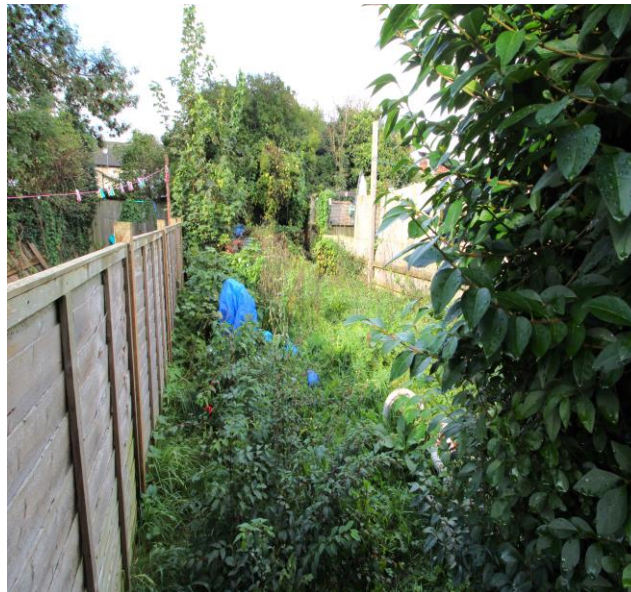
Set within easy reach of the centre of Walsall and offered for sale with no onward chain, this mid-terraced property provides excellent scope for modernisation / improvement and internal viewing is recommended to appreciate the potential of the property on offer.

Internal inspection reveals two good sized reception rooms, kitchen with gas cooker point, plumbing for a washing machine, door to the side elevation and access to a useful storeroom with guest WC beyond.

To the first floor there are two generous double bedrooms and a spacious bathroom with suite comprising bath and wash-basin.

Externally, there is a paved courtyard area to the side of the property and further garden area beyond.





Property Specification

Front Reception Room

3.84m (12'7") x 3.10m (10'2") plus bay

Rear Reception Room

3.84m (12'7") x 3.42m (11'3")

Inner Hall

Kitchen

3.66m (12') x 1.95m (6'5")

Storage Space

WC

Landing

Bedroom 2

3.42m (11'3") x 2.92m (9'7")

Bedroom 1

3.84m (12'7") x 3.10m (10'2")

Bathroom

3.66m (12') x 1.95m (6'5")

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: 27th October 2023

Viewer's Note:

| | |
|---------------------|-------------------------------|
| Services connected: | All mains services connected. |
| Council tax band: | A |
| Tenure: | Freehold |

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

