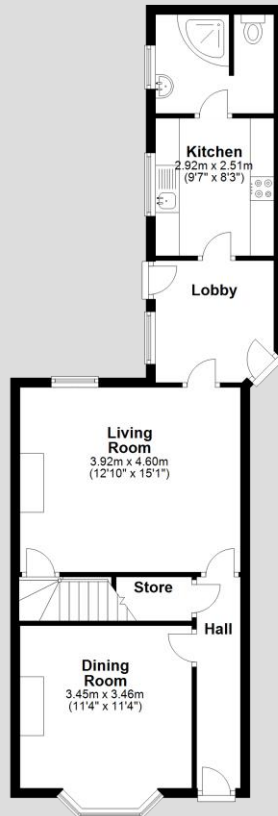




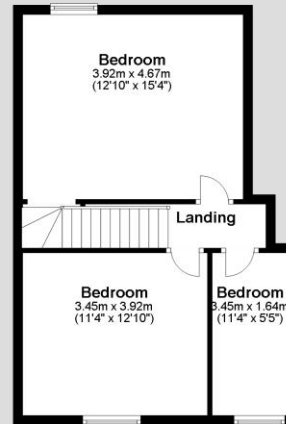
nick tart

William Street, Walsall, West Midlands, WS4 2AX

**Ground Floor**  
Approx. 58.6 sq. metres (630.9 sq. feet)



**First Floor**  
Approx. 43.6 sq. metres (468.7 sq. feet)



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.  
Plan produced using PlanUp.



**William Street, Walsall, West Midlands, WS4 2AX**

Situated within a row of traditional Victorian terraced properties close to Walsall centre with its excellent range of facilities, this deceptive and traditional period property provides a versatile layout of living accommodation which has been improved upon the years but scope still exists for those discerning buyers looking to restyle a property to their own requirements and in our opinion it would be a wonderful home for first time buyers or alternatively the property would appeal to a young family as there is a good choice of accommodation on both levels and a secure rear garden.

- Entrance Hall
- Front Sitting Room/Office
- Good size Living/Dining Room
- Separate Utility/Storage Room
- Fitted Kitchen
- Downstairs Bathroom
- 3 Good Size First Floor Bedrooms
- Enclosed Rear Garden
- On-Road Permit Parking
- EPC Rating: D57

The property itself as already stated is conveniently located only a short driving distance from Walsall Town Centre with its excellent range of facilities including shops, schools, and public transport services together with the M6 Motorway providing excellent access to major principal cities and towns close by.

**The accommodation in further detail comprises...**

**Entrance Hall** with dado rail, coved ceiling and understairs stores, **front facing Sitting Room/ Office** having feature brick fireplace with fitted gas fire and matching hearth, coved ceiling, ceiling rose and a walk-in double-glazed bay window. **Separate Living/Dining Room** having a feature fireplace with living flame gas coal effect fire and oak surround, marble inset and matching hearth, coved ceiling and radiator. Directly off the Living Room is a **good-sized Storage Room/Utility** which could be utilised for a multitude of purposes either **a separate Breakfast Room/Laundry Room** with some alterations to be undertaken, which presently has **access to a side entry**. **Fitted Kitchen** having a matching suite of units comprising of a stainless-steel single drainer sink unit with a range of cupboards and matching worktops, incorporating a split-level **double oven and gas hob with extractor over**, wall cabinets, plumbing for an automatic washing machine, fully tiled walls and double-glazed window, off of the kitchen is a **shower room** having a double-sized shower cubicle, close coupled WC, heated chrome towel rail, extractor fan and double-glazed window.

**Stairs lead from the Living Room to the first-floor landing** with loft access via pull down ladder. **Bedroom 1** has an airing cupboard with a Vailant gas combination heating boiler, double radiator, and double-glazed window. **Bedroom 2** has a double-glazed window, coved ceiling, and double radiator. **Bedroom 3** has a double-glazed window, double radiator, and coved ceiling.

**Outside**

The property enjoys an enclosed rear garden with a patio area, steps leading to a secured wall and fenced garden altogether creating a pleasant setting.

**Parking**

There are available to residents parking permits with the first permit costing £40pa and an additional permit at the cost of £50pa.

**M.B. Please note the handrail to the front is property of Walsall Healthcare Services and will be removed upon completion of a sale.**

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band A (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).



**Important**

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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