

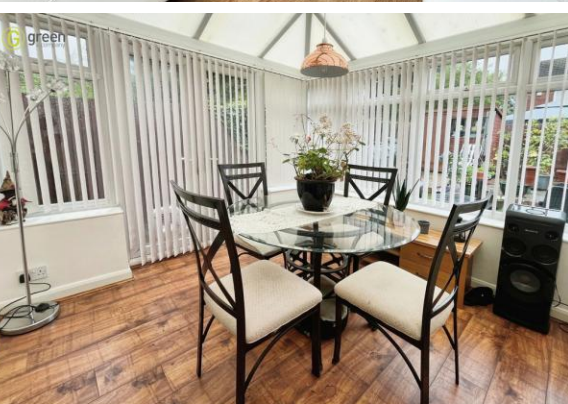
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- MODERN BUILD
- DRIVEWAY
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- CONSERVATORY

Balmoral Way, Walsall, WS2 7RL

£180,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Presenting to you this immaculate, semi-detached property, currently listed for sale. The property boasts a pristine condition, which is immediately apparent upon entering. It comprises of two spacious double bedrooms, each equipped with built-in wardrobes, offering ample storage space.

The residence also includes a newly refurbished bathroom featuring a freestanding shower, a testament to the recent renovations undertaken. The reception room is open-plan, providing a spacious area that benefits from a delightful garden view.

The property also houses a contemporary kitchen, fitted with modern appliances and granite countertops, bathing in the abundance of natural light, offering a stylish and utilitarian cooking space.

Moreover, additional features that set this property apart include a garage and dedicated parking space, rare amenities that add a significant amount of convenience for the residents.

This residence has been assessed with an EPC rating of C, reflecting its energy efficiency level and environmental impact. It falls under the council tax band B, offering affordable rates for prospective homeowners.

The property's location also brings several advantages. It's in close proximity to public transport links, excellent schools, and local amenities, making it an ideal choice for families and couples alike.

In summary, this property offers a perfect blend of modern comfort, convenience, and an excellent location. It's a great opportunity for those seeking a ready-to-move-in home with no further work required. Its recent renovations, combined with its unique features, make it a truly unmissable opportunity.

**HALLWAY** Having wooden flooring, ceiling light point, radiator, stairs leading to first floor.

**LOUNGE** 14' 2" x 11' 8" (4.32m x 3.56m) Having laminate flooring, ceiling light point, radiator, electric fireplace.

**CONSERVATORY** 9' 6" x 8' 8" (2.9m x 2.64m) Laminate flooring, patio doors to rear garden, ceiling light point and radiator.

**KITCHEN** 9' 8" x 5' 6" (2.95m x 1.68m) Tiled, wall and base units, oven, hob and extractor fan, sink, window to front, tiling to mid, space for fridge/freezer, space for washer/dryer and dishwasher, towel radiator.

**FIRST FLOOR LANDING** Ceiling light point and loft access.

**BEDROOM ONE** 9' 6" x 8' 6" (2.9m x 2.59m) Ceiling light point, radiator, window to rear and fitted wardrobes.

**BEDROOM TWO** 9' 6" x 8' 10" (2.9m x 2.69m) Ceiling light point, window to front, radiator, storage cupboard and built-in wardrobes.

**BATHROOM** 6' 4" x 5' 6" (1.93m x 1.68m) Tiled, toilet, sink with cabinet underneath, window, ceiling light point, shower, towel radiator, extractor fan.

**GARDEN** Paved area and side access.



Council Tax Band B - Wallsall

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and data limited for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 52 Mbps. Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 9000 Mbps. Highest available upload speed 9000 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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