



**111 CHURCHILL ROAD**  
WALSALL, WS2 0AZ

**OFFERS IN THE REGION OF £190,000**  
**FREEHOLD**

NO CHAIN - Spacious three bedroom semi-detached home situated in a popular location close to a range of amenities including shops, schools and easy access to the M6 Motorway Network and Black Country Route. The property features well proportioned accommodation throughout, ideal for first time buyers or buy to let investors, and comprises entrance hall, through living room, kitchen, utility/breakfast room, three bedrooms, bathroom, enclosed garden to the rear and a driveway to the front providing off road parking.





## 111 CHURCHILL ROAD

- No Onward Chain • Popular Location Close To A Range Of Amenities • Convenient For M6 Motorway Network • Three Bedrooms • Through Living Room • Enclosed Rear Garden • Off Road Parking • Utility/Breakfast Room



### APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

### ENTRANCE HALL

Staircase to the first floor landing, opening to living room.

### THROUGH LIVING ROOM

19'9" x 9'10"

Double glazed windows to the front and rear, two radiators and door to the kitchen.

### KITCHEN

10'0" x 9'1"

Double glazed window to the rear, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and space for various household appliances. An opening provides access to the utility/breakfast room.

### UTILITY/BREAKFAST ROOM

9'6" x 5'9"

Double glazed window to the side, under stairs

cupboard, radiator and space for various household appliances. Part glazed door to the side.

### FIRST FLOOR LANDING

Loft access hatch, built in airing cupboard and doors to:

### BEDROOM ONE

13'6" x 9'11"

Double glazed window to the front, built in storage cupboard and radiator.

### BEDROOM TWO

12'6" x 5'9"

Double glazed window to the rear and radiator.

### BEDROOM THREE

9'6" x 5'9"

Double glazed window to the front, radiator and built in storage cupboard.

### BATHROOM

Double glazed obscure window to the rear, radiator and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

## REAR GARDEN

To the rear of the property is an enclosed garden with a paved patio area and lawn beyond.

## PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Walsall Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any gift or contributing funds. This check is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

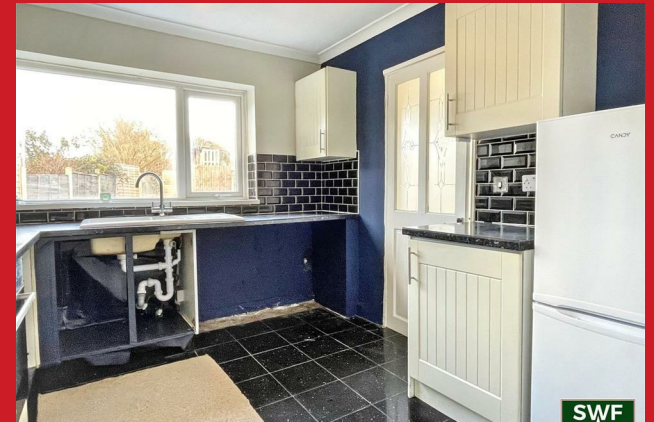
Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available.

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

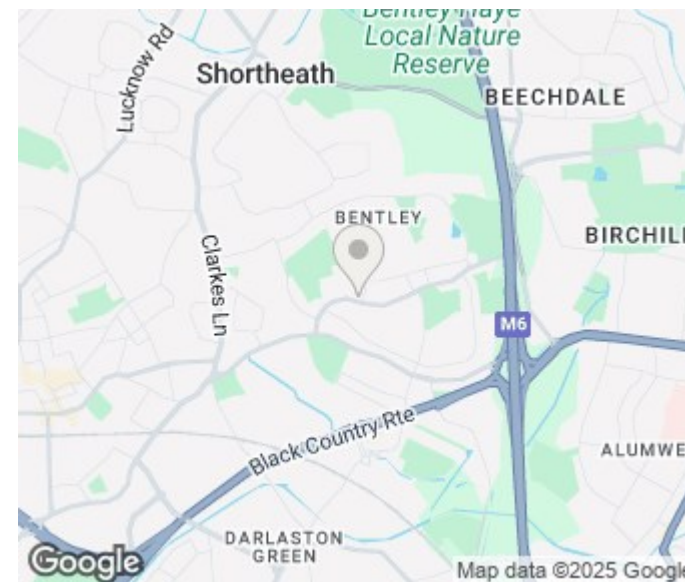
## 111 CHURCHILL ROAD



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements