



**87 BALMORAL DRIVE**  
WILLENHALL, WV12 5TH

**OFFERS IN THE REGION OF £210,000**  
**FREEHOLD**

Spacious three bedroom semi-detached home occupying a generous corner plot - available with NO ONWARD CHAIN. Having a driveway and garage to the rear, the property comprises entrance hall, spacious through living/dining room, kitchen, three bedrooms and family bathroom.

Situated in a popular location, well served by local shops and schools and within convenient reach of the motorway network.



# 87 BALMORAL DRIVE

- NO CHAIN • SPACIOUS CORNER PLOT • GARAGE AND DRIVEWAY TO REAR • THREE GENEROUS BEDROOMS • SPACIOUS LOUNGE / DINING ROOM • CONVENIENT FOR LOCAL SCHOOLS AND SHOPS • MOTORWAY LINKS NEARBY



## ENTRANCE PORCH

## HALLWAY

Radiator, staircase to the first floor landing, useful under stairs cupboard.

## THROUGH LOUNGE / DINING ROOM

Window to the front, sliding patio door to the rear, two radiators.

## KITCHEN

Window to the rear, radiator, doorway to the rear garden.

## FIRST FLOOR LANDING

Obscure window to the side, loft access hatch.

## BEDROOM ONE

Window to the front, radiator.

## BEDROOM TWO

Window to the rear, radiator.

## BEDROOM THREE

Window to the front, radiator.

## BATHROOM

Obscure window to the rear, radiator, built in airing cupboard, coloured suite comprising low-level w.c, wash hand basin, and paneled bath.

## REAR GARDEN

Paved patio and lawned gardens, with access at the rear to the garage.

## GARAGE

Up and over door to the front, doorway to the rear

garden.

## PROPERTY INFORMATION

Title - The agent understands that the freehold is currently being purchased and the property will be freehold upon completion.

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

Council Tax - Walsall Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the successful purchaser will be required to provide satisfactory evidence of identity and the source of funds before the sale can proceed. This is a legal requirement. A charge of £25 (inclusive of VAT) will be payable by each buyer (and anyone providing a gifted deposit) to cover the cost of undertaking these anti-money laundering checks.

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>

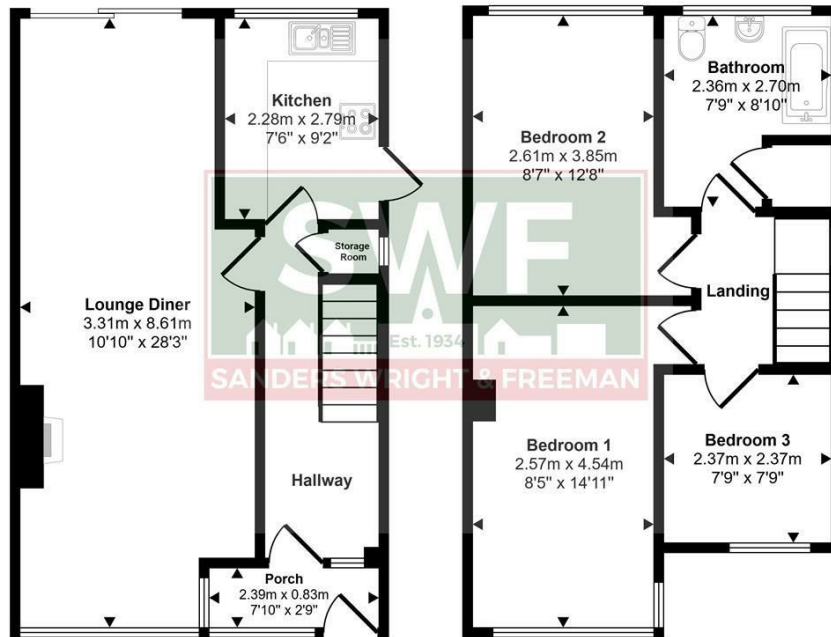
Ofcom provides an overview of what is available.  
Potential purchasers should contact their preferred  
supplier to confirm availability and speed.

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>

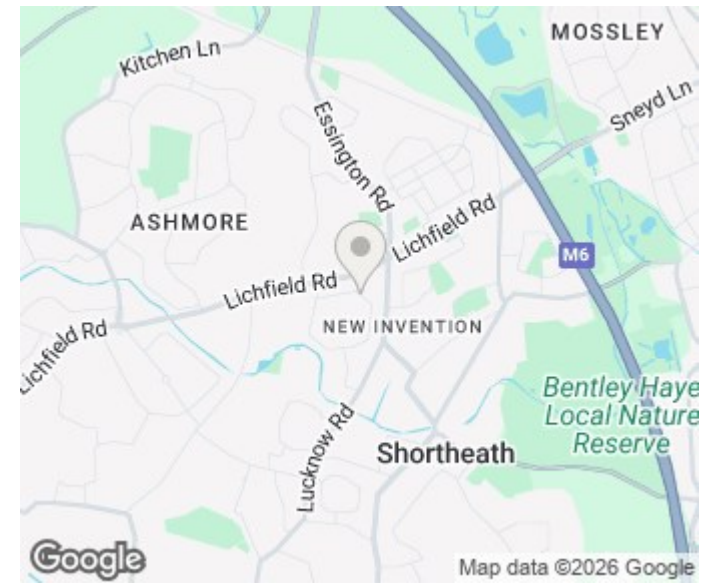
## 87 BALMORAL DRIVE



Approx Gross Internal Area  
84 sq m / 902 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(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