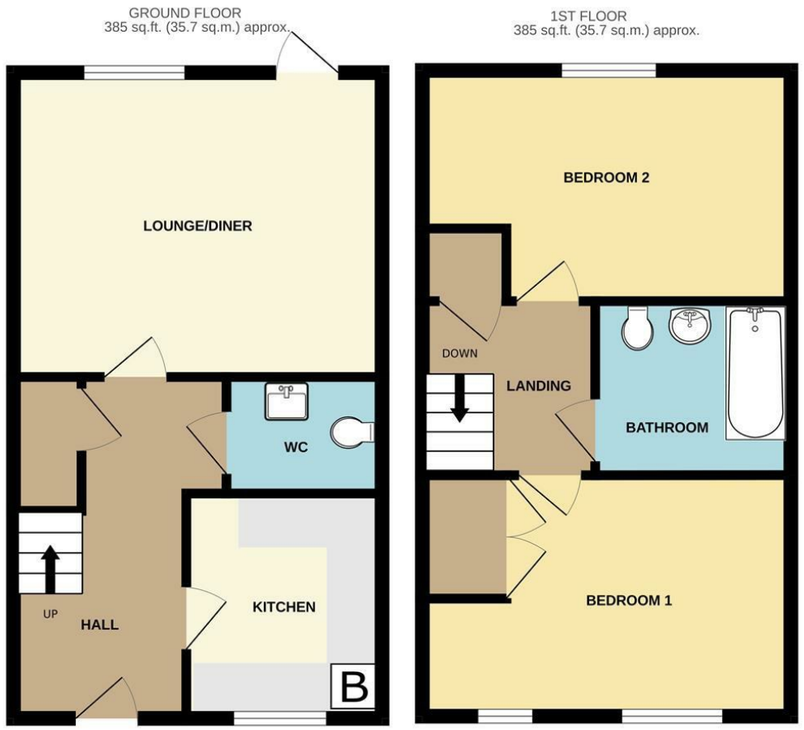
16 Chestnut Street, Walsall, WS5 4DG



TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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16 Chestnut Street, Walsall

Hicks Hadley

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Halesowen
West Midlands
B63 4PU

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https://www.hickshadley.c

SEARCHING FOR A MOVE IN READY PROPERTY,LOOK NO FURTHER
A great opportunity for a first time buyer to purchase a well presented modern terraced property on Chestnut Street Yew Tree Walsall. The property briefly comprises: A entrance hallway with staircase to first floor, fitted kitchen. Guest wc ,a spacious lounge/diner with door leading to rear garden. On the first floor sits two double bedrooms and a family bathroom. The property benefits from double glazing and gas central heating. To the rear of the property sits an enclosed rear garden with patio space and partial decking and mature lawn and gate to access rear walkway. EARLY VIEWING HIGHLY RECOMMENDED.

Guide Price £170,000 - Freehold

Hicks Hadley







Entrance hallway 13'9""x6'6"" (4.2"x2.0")
Double glazed composite front door fitted with barrier matt, Central heating radiator fitted to the side elevation, Under stairs cupboard space.

Kitchen 8'10""x7'10"" (2.7"x2.4")
Double glazed window fitted to the front elevation, one and a half stainless steel bowl with fitted drainer and chrome mixer tap, Graphite style worktops with up stand, appliance space for washing machine, dishwasher and tall fridge freezer, double oven fitted with four ring gas hob, stainless steel splashback and extractor fan above, ample unit space available, four spotlight style lighting fitted.

W.C
low flush w.c, sink with tiled splashback above, radiator fitted to the side elevation.

Lounge/Dining room 12'1""x 14'9"" (3.7"x 4.5")
Double glazed window fitted to the rear elevation, Glazed door with access to the rear garden, radiator fitted to the rear elevation, Coving throughout.

Landing
Storage cupboard space, Loft access above.

Bedroom one 14'9"max x 9'6"" (4.50mmax x 2.90m")
Two double glazed window fitted to the front elevation, Storage cupboard.

Bedroom two 9'2" x 14'9"" (2.8 x 4.5")
Double glazed window fitted to the rear elevation,

Family bathroom
Bath tub fitted with thermostatic shower fitted above, glass shower screen fitted, partially tiled walls, radiator fitted to the inside elevation, sink with fitted mixer tap, low flush w.c, four spotlight style lighting.

External
To the rear of the property sits a slabbed area with pathway to a gate to the rear end of the garden, partial decking area and a mature, low maintenance lawn. Two allocated parking spaces available.





Agent Notes
All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - //checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :C

EPC :TBC

Tenure Information :FREEHOLD

Any other Material Facts :

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional

