

Hill Street, WS1 2EW

Offers In The Region Of £340,000

midland residential









5 3 1 B

Midland Residential is pleased to bring to market this impressive four-storey townhouse, located within the St Mathews Parish area of Walsall. Being a bespoke location within a stylish development, the property is conveniently situated close to Walsall Town Centre, with popular local landmarks, including Walsall Arboretum. Ideally positioned for transport links, with Walsall Railway and Bus Station and the M5/M6 motorway network being in close proximity. The property offers versatile accommodation arranged over four storeys, with access from both the basement gated courtyard and the ground floor. The property briefly comprises: Basement – A welcoming hallway, reception room, bedroom, shower room with WC, modern kitchen-utility room, with rooflight windows. Ground Floor – An entrance hallway, open-plan kitchen/diner with French door access to a private balcony, guest WC and storeroom. First Floor – A generously sized reception room and bedroom, both benefiting from balcony access with French doors to the fore. Second Floor – A master bedroom (with en-suite), a further bedroom and family bathroom. Externally, the property benefits from a gated courtyard providing access to the basement level, together with a private enclosed carport, with parking for up to three vehicles. Further benefits include gas central heating and double-glazed windows. This versatile property is ideally suited to first-time buyers, families and investors alike, looking for modern living. The property is leasehold with 978 years remaining and a service charge of £720 per annum payable. Viewings are highly recommended and strictly by appointment only.

- Modern Town House
- Five Bedrooms
- Four Storey
- Three Bathrooms
- Gas Central Heating
- Double Glazed (ws)
- EPC B
- Council Tax C
- Leasehold
- Secure Parking

Description

Approach
Being accessed from a secluded cobblestone road, having a brick-built boundary wall with gated access, leading through to an entrance hallway

Ground Floor

Entrance Hallway
Having laminate flooring, recessed ceiling spotlights, alarm control panel, hive thermostatic control, doors leading therefof

Kitchen-Diner
5.63 x 2.99 (18'5" x 9'9")
Having oak coloured laminate flooring, a selection of modern wall and base units with colour-matched door fronts and chrome handles, laminated work surface with a gas hob inset, extractor fan over, and oven below, a bowl-and-half stainless steel sink with mixer tap over, frosted glass splashback and upstand with a tiled window sill, UPVC double-glazed window to the fore, mechanical extractor over, Worcester gas central heating system, recessed ceiling spotlights, central heating radiator, UPVC double-glazed French doors leading to an enclosed patio at the rear, ceiling light point

Patio outside the Kitchen
Having a concrete patterned surface with brick-built pillars and fencing to the boundary

Store Room
1.53 x 1.08 (5'0" x 3'6")
Having a selection of wall shelves and hanging rail, laminated flooring, ceiling light point

Guest WC
1.85 x 1.08 (6'0" x 3'6")
Having laminate flooring, low-level WC, wash hand basin with mixer tap over, central heating radiator, splashback wall tiles to sink area with built-in shelving, UPVC double glazed window with obscure glass to the fore, ceiling light point

Stairs and Landing to first floor
Having a U-shaped Staircase with an oak-stained bannister and handrail and spindles with an additional support handrail, fitted carpet, recessed ceiling spotlights leading to the third floor landing, central heating radiator, mains-operated smoke detector, UPVC double-glazed window to the rear, doors leading there of

First Floor

Bedroom Two
3.45 x 2.19 (11'3" x 7'2")
Having a fitted carpet, central heating radiator, UPVC double-glazed French doors to the fore leading onto the balcony

Reception Room
5.62 x 3 (18'5" x 9'10")
Benefiting from dual aspect lighting, having laminate flooring, UPVC double-glazed window to the rear, UPVC French doors to the fore leading onto an enclosed balcony, fire surround with a coal-effect gas fire inset, central heating radiator, recessed ceiling spotlights.

Stairs and Landing to 2nd floor
Having a U-shaped Staircase with an oak stain bannister with spindles and handrail, with an additional supported handrail, fitted carpets, recessed ceiling spotlights to the ceiling, Fakro roof light window, mains-operated smoke detector, loft hatch access point (with electric lighting and partial boarding), doors leading there of

Second Floor

Bedroom & Ensuite
3.7 x 2.9 (12'1" x 9'6")
Having a fitted carpet, central heating radiator, UPVC double-glazed window at the fore, oak stained folding door fronts to built-in closet space, bespoke fitted wardrobes with overhead storage and side units, ceiling light point, with door leading to: Ensuite: 1.79 x 1.55: Having a tiled floor, part tiled splashback wall tiles, low-level WC, wash hand basin with mixer tap over, central heating radiator, and enclosed shower cubicle with an electric Triton T80 electric shower with riser attachment, with extractor fan over, UPVC double-glazed window with Georgian bar to the rear, recessed ceiling spotlights

Bedroom Four
2.79 x 2.4 (9'1" x 7'10")
Having a fitted carpet, central heating radiator, oak stained folding door fronts to built-in closet space, ceiling light point, UPVC double-glazed window to the fore

Bathroom
1.81 x 2.2 (5'11" x 7'2")
Having a tiled floor, bath with side panel with hot and cold tap over, wash hand basin with mixer tap over and pedestal below, low-level WC, central heating radiator, splashback wall tiles with decorative border, UPVC double-glazed window with obscure glass to the rear, recessed ceiling spotlights, ceiling-mounted extractor fan

Basement

Stairs and Landing
Having a fitted carpet, U-shaped staircase, oak stained handrail and bannister with supportive hand rail, UPVC double-glazed window with obscure glass to the rear, recessed ceiling light point, doors and stairs leading thereoff

Hallway
Having a fitted carpet, central heating radiator, mains-operated smoke detector, recessed ceiling spotlights, door access leading through to the courtyard, with a doors leading thereoff.

Bathroom
2.71(furthest point) x 1.50 (8'10"(furthest point) x 4'11")
Having tiled flooring, wash hand basin with mixer tap over with splashback wall tiles and vanity unit below, close-coupled WC, understairs storage with electric fuseboard, shower cubicle with mixer shower and attachments over, splashback wall tiles, central heating towel rail, wall-mounted mirrored fronted cupboard, extractor fan, recessed ceiling spotlights and ceiling light point

Kitchen-Utility Room
4.38 x 2.11 (14'4" x 6'11")
Having tiled flooring, central heating radiator, a selection of matching wall and base units with colour-matched door fronts, laminate work surface, integrated oven and hob with splashback wall tiles, stainless steel bowl-and-half sink insert sink with mixer tap over, splashback wall tiles, roof light above, extractor fan, recessed ceiling spotlights, rooflight window

Reception Room
3.17 x 3.72 (widest point) (10'4" x 12'2" (widest point))
Having a fitted carpet, central heating radiator, electric wall-mounted fire, two roof light windows, ceiling light point

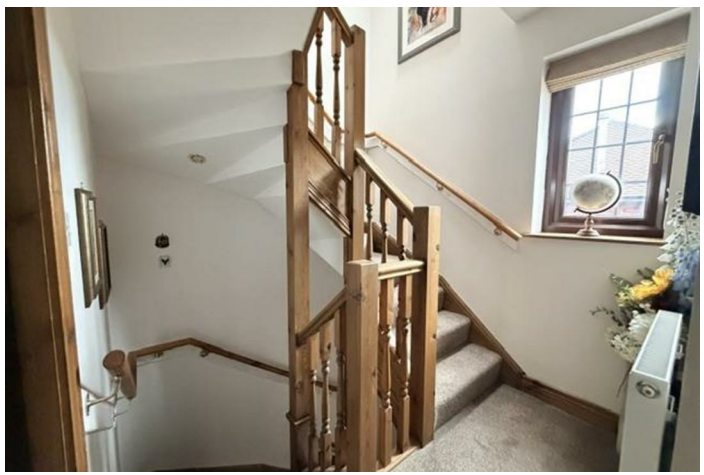
Bedroom One
4.67 x 2.67 (widest point) (15'3" x 8'9" (widest point))
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, and recessed ceiling spotlights

Rear Courtyard
Having an electronically gated secure entrance leading onto a shared courtyard, with access through to a basement entrance providing basement floor access. Having parking for up to 3 cars in an underground carport.

Material Information
Ask Agent

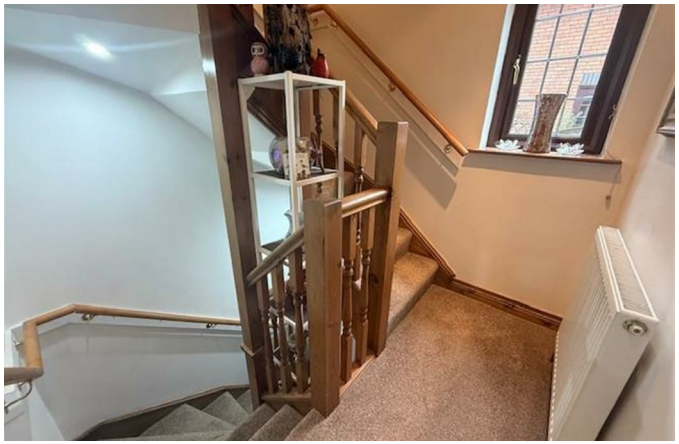





























beko











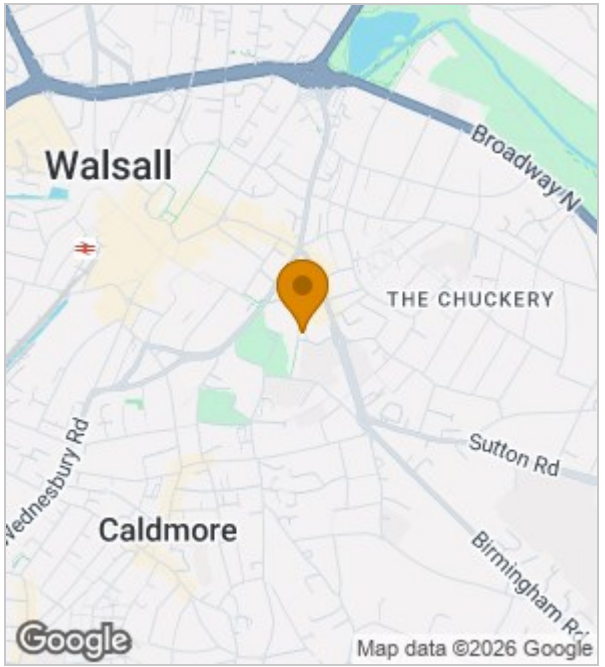


Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.

Area Map



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon. Some images have been edited using AI software tools.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed.

Misrepresentation Act 1967. These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of **Midland Residential** or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property.

Tenure. We have been advised by the vendor that the property is **Leasehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

Energy Performance Graph

