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28 Clarendon Road, High Heath, WS4 1AX Guide Price £189,950

An appealing semi detached residence situated in a popular and convenient residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Fitted kitchen * 2 Double Bedrooms * Shower Room * Ample Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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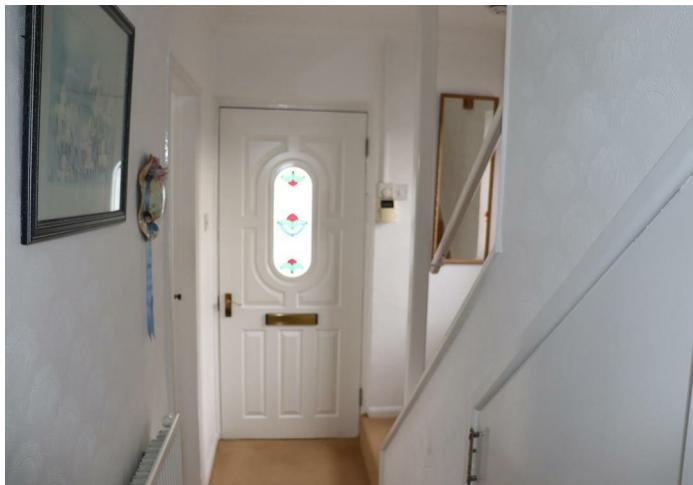
28 Clarendon Road, High Heath



Through Lounge/Dining Room



Fitted Kitchen



Reception Hall



First Floor Landing

28 Clarendon Road, High Heath



Bedroom One



Bedroom Two

Shower Room



Rear Garden



Front Elevation

28 Clarendon Road, High Heath

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this appealing semi detached residence that is situated in a popular and convenient location close to local amenities.

Schools for children of all ages are readily available including Shelfield Sports & Community College, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed sliding patio door to front elevation and wall light point.

RECEPTION HALL

entrance door, PVCu double glazed window to side elevation, central heating radiator, ceiling light point and under stairs storage cupboard off.

THROUGH LOUNGE/DINING ROOM

6.02m x 3.43m (19'9 x 11'3)

PVCu double glazed windows to front and rear elevations, feature fireplace with gas coal effect fire fitted, central heating radiator and ceiling light point.

FITTED KITCHEN

3.20m x 2.31m (10'6 x 7'7)

PVCu double glazed window to rear elevation and door leading to the rear garden, range of fitted wall and base units, working surfaces with tiled surround and inset single drainer sink having mixer tap over, space and plumbing for washing machine, space for cooker and additional appliances, fluorescent strip light and storage cupboard off.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation with fitted blind, ceiling light point and loft access.

BEDROOM ONE

4.42m x 2.74m (14'6 x 9')

PVCu double glazed window to front elevation, fitted wardrobes and additional built in wardrobe/storage cupboard, central heating radiator and ceiling light point.

BEDROOM TWO

3.45m x 3.20m (11'4 x 10'6)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and airing cupboard off.

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SHOWER ROOM

PVCu double glazed frosted window to rear elevation with fitted blind, tiled shower area with electric 'Triton' shower fitted, pedestal wash hand basin, wc, ceiling light point, central heating radiator and additional wall mounted 'Dimplex' electric heater

OUTSIDE

FORE GARDEN

tarmacadam frontage providing ample off road parking, shrubs and gated side access leading to:

REAR GARDEN

patio area, lawn with side borders and shrubs, brick built storage shed and timber fencing.

GENERAL INFORMATION

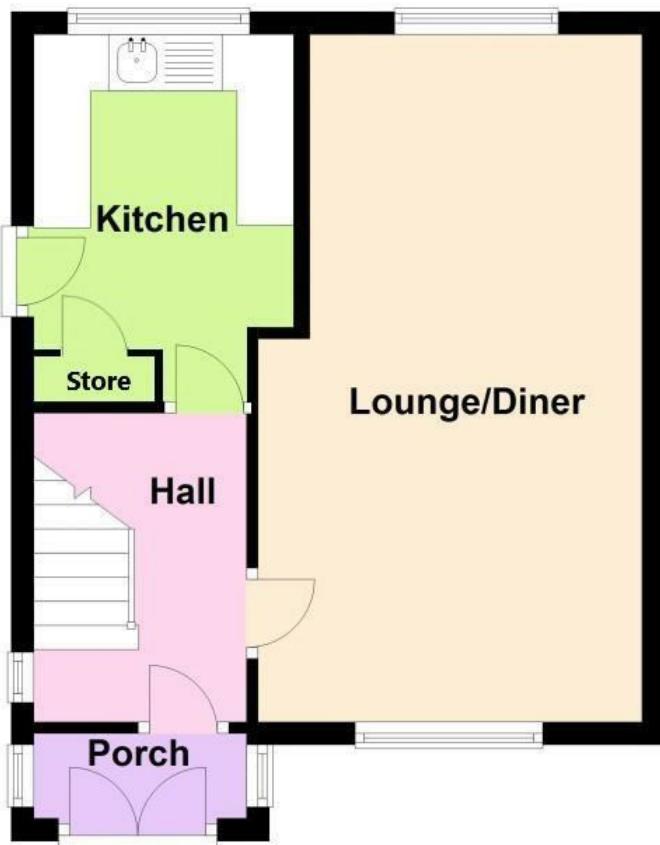
We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		