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An outstandingly spacious **THREE STOREY DETACHED RESIDENCE** occupying an imposing corner plot close to Walsall Town Centre, **REFURBISHED TO AN EXCEPTIONALLY HIGH SPECIFICATION** and **CURRENTLY CONVERTED INTO TWO SELF-CONTAINED FLATS** but offering a wide variety of potential uses (subject to necessary planning consents)

NO 108 ROWLEY STREET
(corner Broadway North)
WALSALL WS1 2AY



PRICE:
OFFERS IN THE REGION OF £

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**NO 108 ROWLEY STREET
(corner Broadway North)
WALSALL
WS1 2AY**

- * GAS CENTRAL HEATING ***
- * UPVC DOUBLE GLAZING***
- * REAR CAR PARK ***



- **GROUND FLOOR FLAT:**
- **CANOPY PORCH**
- **RECEPTION HALL**
- **LOUNGE**
- **TWO BEDROOMS**
- **KITCHEN with integrated appliances**
- **BATHROOM with white suite comprising:
shower cubicle, bath, wash basin and w.c.**

- **FIRST/SECOND FLOOR FLAT:**
- **GROUND FLOOR RECEPTION HALL**
- **FIRST FLOOR LANDING**
- **LOUNGE**
- **THREE BEDROOMS**
- **KITCHEN with integrated appliances**
- **BATHROOM with white suite comprising:
shower cubicle, bath, wash basin and w.c.**
- **TWO FURTHER SECOND FLOOR
BEDROOMS**



This outstandingly spacious three storey detached residence occupies an imposing, elevated position at the corner of Rowley Street and the A4148 Broadway North, close to Walsall Town Centre and the Arboretum.

A block paved side driveway, with brick walling, surmounted by railings to the side boundary, and exterior lighting, leads to a REAR CAR PARK with block paving and stone chippings.

The property, which has been refurbished to an exceptionally high specification throughout, is currently converted into two self-contained flats, but offers a wide variety of potential uses (subject to necessary planning consents), including the possibility of converting it into an imposing single dwelling house which could comprise of three reception rooms, six/seven bedrooms and two bathrooms.

The extensive accommodation, which benefits from gas fired radiator central heating, UPVC double glazing and a security alarm system, briefly comprises:- (all measurements approximate)

GROUND FLOOR FLAT

PERIOD STYLE, PART GLAZED CANOPY PORCH with exterior light point and hardwood part sealed unit double glazed opaque entrance door with sealed unit double glazed opaque light above, to:

RECEPTION HALL with light wood effect laminate flooring, three wall light points, smoke alarm, central heating radiator and **WALK-IN STORAGE CUPBOARD** with ceiling light point.

LOUNGE (Front) 4.37m x 3.86m excluding bay (14' 4" x 12' 8") with UPVC sealed unit double glazed corner bay window and additional UPVC sealed unit double glazed window to front, light wood effect laminate flooring, five wall light points, central heating radiator and built-in cupboard housing the electricity meters.

BEDROOM NO 1 (Front) 5.21m maximum measured into bay x 4.06m (17' 1" x 13' 4") with UPVC sealed unit double glazed walk-in bay window to front, light wood effect laminate flooring, three wall light points, central heating thermostat and central heating radiator.

BEDROOM NO 2 (Rear) 4.01m x 3.51m measured into alcoves (13' 2" x 11' 6") with two UPVC sealed unit double glazed windows to rear, light wood effect laminate flooring, three wall light points and central heating radiator.

KITCHEN (Rear) 3.35m x 3.35m excluding recess to door (11' x 11') with UPVC sealed unit double glazed window to rear, range of pale wood effect fronted wall and base units with roll edge laminated work surfaces, inset stainless steel sink with mixer tap, inset electric hob with concealed extractor hood above and built-under electric oven, integrated refrigerator, matching wall unit housing the gas fired central heating boiler, ceramic tiled splashbacks, light wood effect laminate flooring, two spotlight fittings to ceiling, smoke alarm and central heating radiator.

BATHROOM with UPVC sealed unit double glazed opaque window to side, white suite comprising shower cubicle with "Boss xi 95" shower, panelled bath, pedestal wash basin and low flush w.c., attractive ceramic wall tiling to full height, light wood effect laminate flooring, downlighters to ceiling, extractor fan and central heating radiator.

FIRST/SECOND FLOOR FLAT

Approached by means of a

GROUND FLOOR, SEALED UNIT DOUBLE GLAZED RECEPTION HALL located to the rear of the building, with two exterior light points, light wood effect laminate flooring, downlighters to ceiling and feature illuminated metal staircase leading to:

FIRST FLOOR LANDING with light wood effect laminate flooring, three wall light points, smoke alarm, central heating thermostat, central heating radiator and staircase leading to the second floor, with UPVC sealed unit double glazed window to rear.

LOUNGE (Front) 4.39m x 3.81m excluding bay (14' 5" x 12' 6") with UPVC sealed unit double glazed corner bay window and additional UPVC sealed unit double glazed window to front, light wood effect laminate flooring, five wall light points, central heating radiator and built-in storage cupboard.

BEDROOM NO 1 (Front) 4.39m x 4.09m measured into alcoves (14' 5" x 13' 5") with two UPVC sealed unit double glazed windows to side, light wood effect laminate flooring, three wall light points and central heating radiator.

BEDROOM NO 2 (Rear) 4.04m x 3.35m measured into alcoves (13' 3" x 11') with UPVC sealed unit double glazed window to rear, light wood effect laminate flooring, three wall light points and central heating radiator.

BEDROOM NO 3 2.82m x 1.93m (9' 3" x 6' 4") with UPVC sealed unit double glazed window to side, light wood effect laminate flooring, two wall light points and central heating radiator.

KITCHEN (Rear) 3.33m excluding recess to door x 2.64m (10' 11" x 8' 8") with UPVC sealed unit double glazed window to rear, range of pale wood effect fronted wall and base units with roll edge laminated work surfaces, inset stainless steel sink with mixer tap, inset electric hob with concealed extractor hood above and built under electric oven, integrated refrigerator, matching wall unit housing the gas fired central heating boiler, ceramic tiled splashbacks, light wood effect laminate flooring, two spotlight fittings to ceiling, smoke alarm and central heating radiator.

BATHROOM with UPVC sealed unit double glazed opaque window to side, white suite comprising: shower cubicle with "Boss xi 85" shower, panelled bath, pedestal wash basin and low flush w.c., attractive ceramic wall tiling to full height, light wood effect laminate flooring, downlighters to ceiling, extractor fan and central heating radiator.

ON THE SECOND FLOOR

LANDING with UPVC sealed unit double glazed window to rear, light wood effect laminate flooring, ceiling light point, smoke alarm and central heating radiator.

BEDROOM NO 4 (Rear) 4.01m with sloping ceiling above x 3.61m measured into alcoves (13' 2" x 11' 10") with UPVC sealed unit double glazed window to rear, light wood effect laminate flooring, ceiling light point, wall light point and two central heating radiators.

BEDROOM NO 5 (Rear) 4.06m x 3.05m measured into alcoves with sloping ceiling above (13' 4" x 10') with UPVC sealed unit double glazed window to rear, light wood effect laminate flooring, two wall light points and central heating radiator.

OUTSIDE

A BLOCK PAVED SIDE DRIVEWAY with brick walling, surmounted by railings to the side boundary, and exterior lighting, leads to a **REAR CAR PARK** with block paving and stone chippings.

SERVICES

Company water, gas, electricity and mains drainage are available at the property and a security alarm system is also installed. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We understand that the property is to be sold on a FREEHOLD basis, although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is currently listed as Flat 1 and Flat 2 108 Rowley Street, with each flat listed under Council Tax Band 'A'.

VIEWING

By application to the Selling Agents on 01922 627686.

DG/DBH/12/06/07

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

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