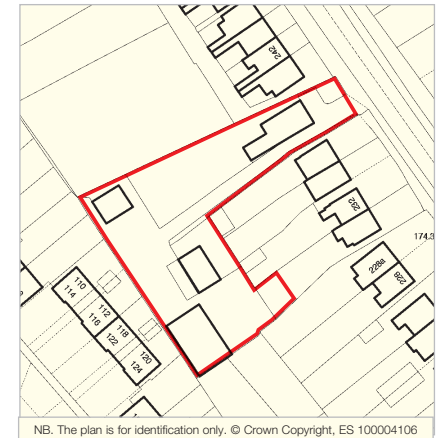


Walsall

238 Walsall Wood Road and Land to rear of 230-238 Walsall Wood Road, West Midlands WS9 8HB

- **A Freehold Three Bedroom Detached House Together with Outbuilding Occupying a Site extending to Approximately 0.18 Hectares (0.44 Acres)**
- Possible Potential for Development subject to all consents
- House Subject to an Assured Shorthold Tenancy
- Current Rent Reserved **£8,760 per annum (equivalent) from house, with site vacant**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

Please email: gabriella.brunton@allsop.co.uk with the subject heading 'Viewings Lot 164'.

Seller's Solicitor

Wallace Robinson & Morgan Solicitors
(Ref: Tim Langford).
Tel: 0121 705 7571.
Email: timlangford@wallacerobinson.co.uk

INVESTMENT/VACANT – Freehold House and Site



Tenure

Freehold.

Location

The property is situated on the west side of Walsall Wood Road, to the south of its junction with Sandringham Drive. Local amenities are available, whilst Walsall city centre is only 6 miles to the south-west. Walsall Rail Station offers direct services to Birmingham New Street with a journey time of approximately 25 minutes. The further facilities of both Birmingham and Wolverhampton are accessible. The M6 Motorway is within easy reach.

Description

The property comprises a detached three bedroom house arranged over ground and first floors beneath a pitched roof. The house benefits from off-street parking to the front and a rear garden. To the side of 238 Walsall Road is a driveway which provides access to a site which runs to the rear of 230-238 Walsall Wood Road. This site is hardstanding and is occupied by outbuildings. The buildings occupy a site of approximately 0.18 hectares (0.44 acres).

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We understand the property provides:

Ground Floor – Porch, Two Reception Rooms, Kitchen, Utility Room, Shower Room, WC

First Floor – Three Bedrooms, Bathroom

Total Site Area Approximately 0.18 Hectares (0.44 Acres)

Tenancy

The house is subject to an Assured Shorthold Tenancy for a term of 12 months from 14th June 2013 at a current rent of £730 per calendar month (holding over).

Planning

Local Planning Authority: Walsall Council.
Tel: 01922 650000.

The site may afford potential for redevelopment subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.