

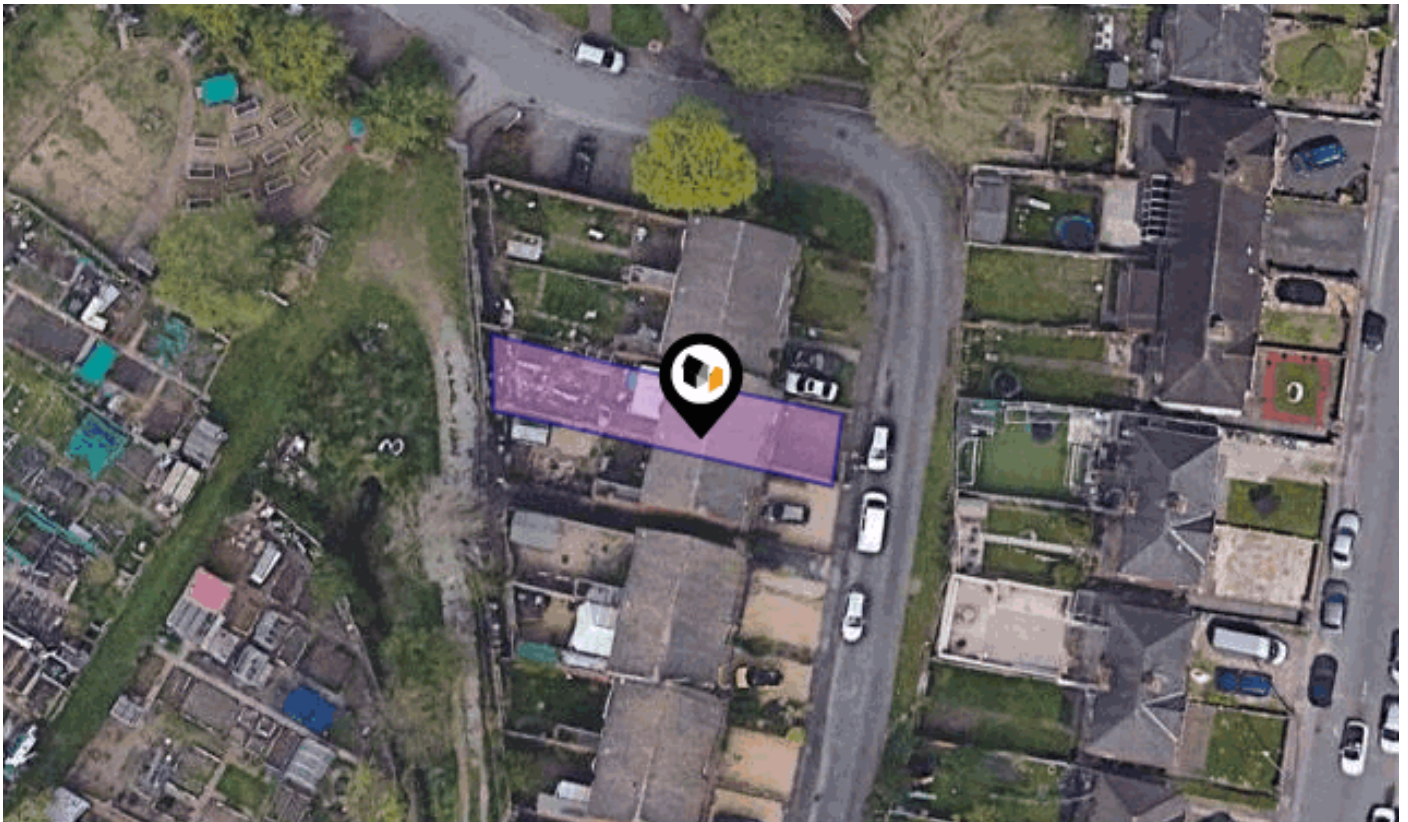


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th December 2023



MOORSIDE GARDENS, WALSALL, WS2

Asking Price : £160,000

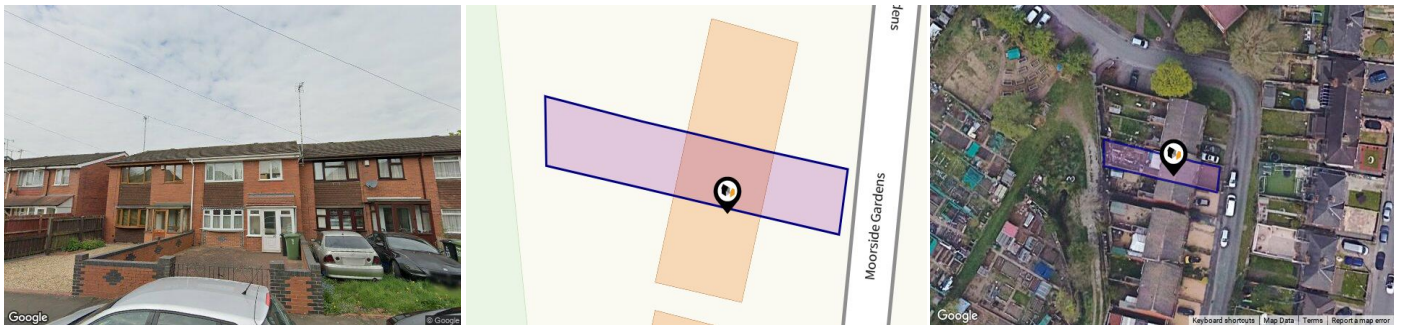
Mark Garner Powered By EXP

Telford, TF3

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exp.uk.com






Property

Type:	Terraced	Asking Price:	£160,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,698		
Title Number:	WM150403		
UPRN:	100071071459		

Local Area

Local Authority:	Walsall
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	74 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







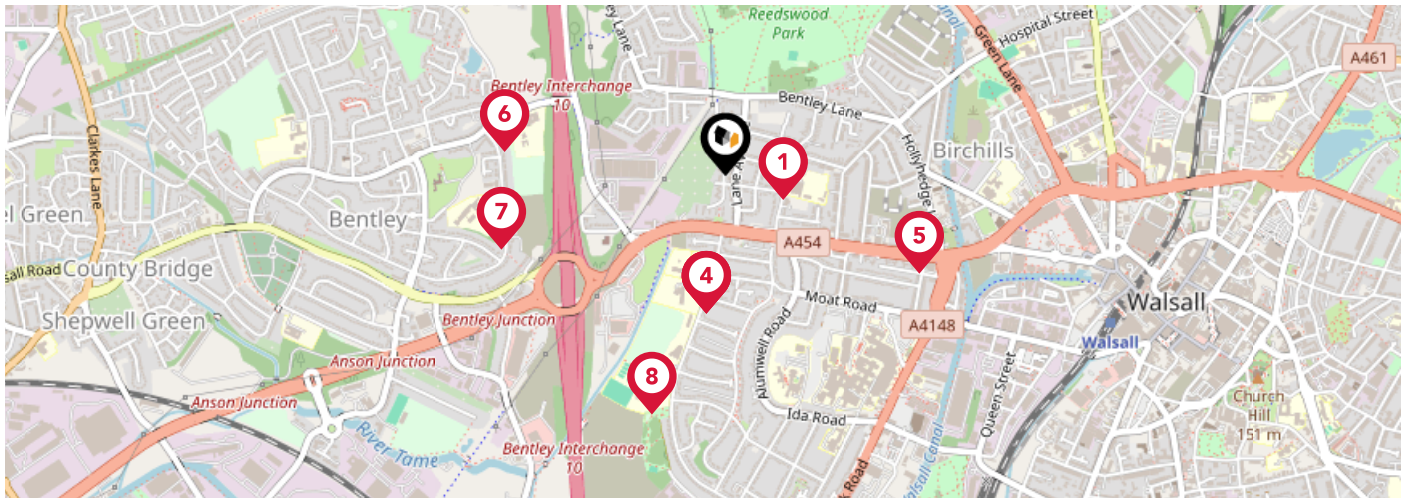
Energy rating
C

Valid until 28.09.2033

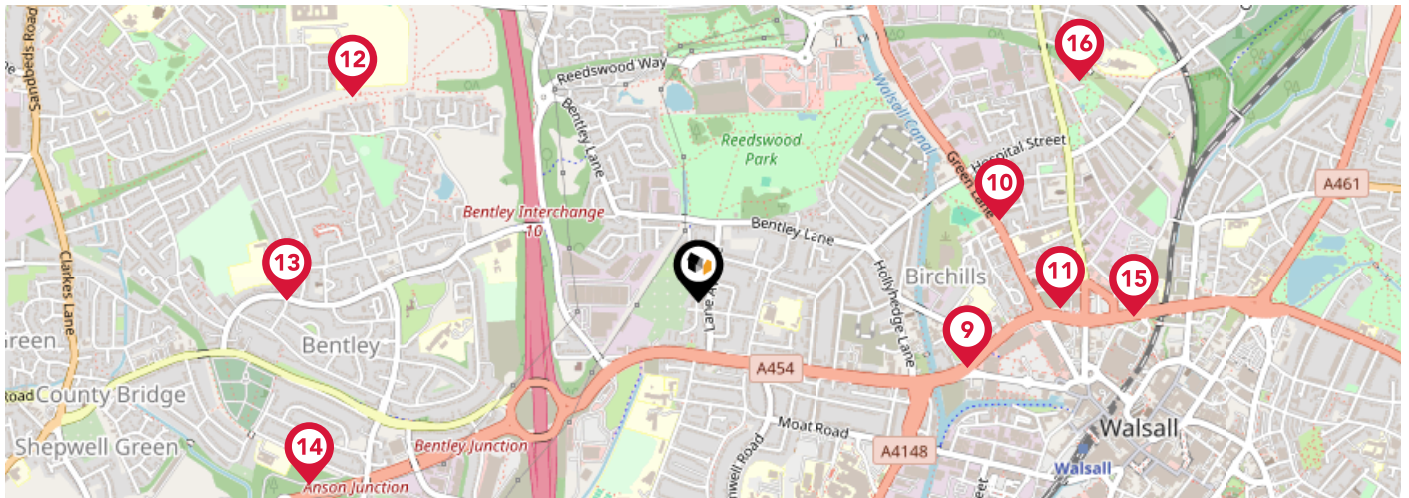
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #2ca02c; color: white; padding: 5px; display: inline-block;"> 86 B </div>
69-80	C	<div style="background-color: #90d190; color: white; padding: 5px; display: inline-block;"> 75 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	88 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Reedswood E-ACT Academy Ofsted Rating: Good Pupils: 484 Distance:0.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Alumwell Junior School Ofsted Rating: Good Pupils: 367 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Alumwell Infant School Ofsted Rating: Requires Improvement Pupils: 269 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Alumwell Nursery School Ofsted Rating: Outstanding Pupils: 158 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Emmanuel School Ofsted Rating: Requires improvement Pupils: 82 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 The Jane Lane School, A College for Cognition & Learning Ofsted Rating: Not Rated Pupils:0 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 King Charles Primary School Ofsted Rating: Good Pupils: 459 Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 West Walsall E-ACT Academy Ofsted Rating: Good Pupils: 997 Distance:0.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

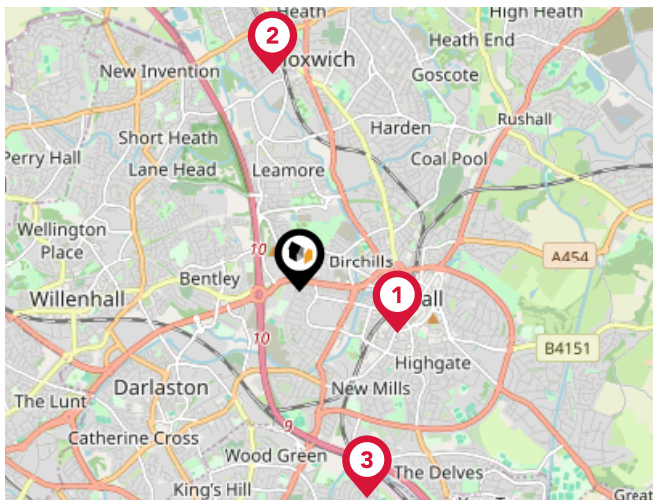


	Nursery	Primary	Secondary	College	Private
<p>9 Birchills Church of England Community Academy Ofsted Rating: Good Pupils: 437 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Croft Academy Ofsted Rating: Requires Improvement Pupils: 230 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Patrick's Catholic Primary School, Walsall Ofsted Rating: Good Pupils: 222 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lodge Farm Primary School Ofsted Rating: Good Pupils: 354 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Bentley West Primary School Additionally Resourced for Hearing Impaired Ofsted Rating: Requires Improvement Pupils: 488 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 County Bridge Primary School Ofsted Rating: Good Pupils: 253 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Walsall College Ofsted Rating: Good Pupils:0 Distance:0.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 North Walsall Primary Academy Ofsted Rating: Good Pupils: 244 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

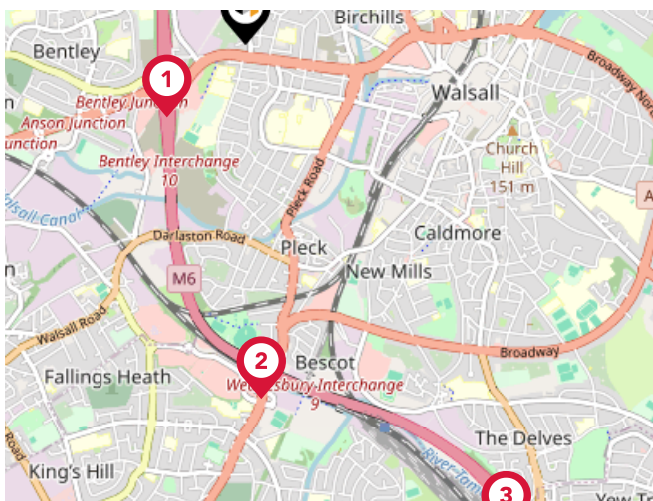
Transport (National)

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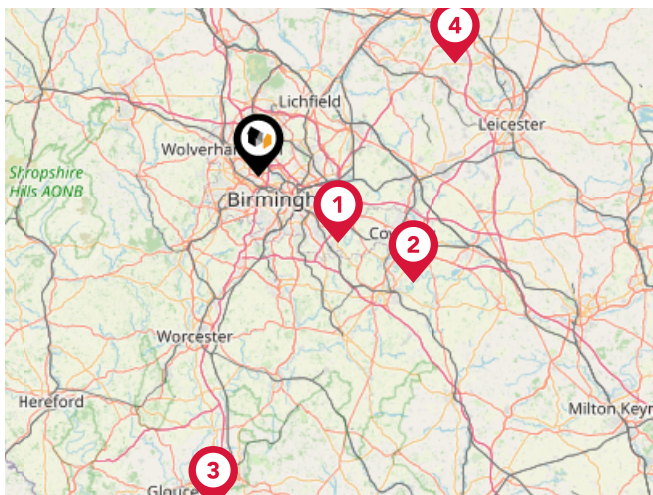
National Rail Stations

Pin	Name	Distance
1	Walsall Rail Station	0.96 miles
2	Bloxwich Rail Station	1.97 miles
3	Bescot Stadium Rail Station	1.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J10	0.48 miles
2	M6 J9	1.6 miles
3	M6 J8	2.49 miles
4	M6 J10A	3.46 miles
5	M54 J1	3.78 miles

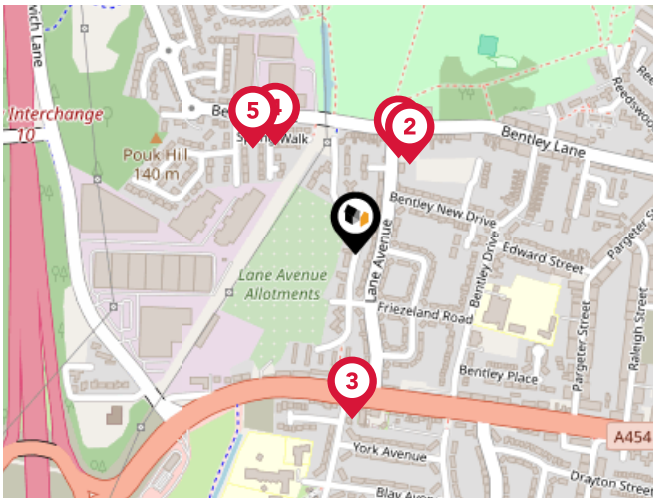


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	14.94 miles
2	Coventry Airport	27.14 miles
3	Gloucestershire Airport	48.65 miles
4	East Midlands Airport	32.73 miles

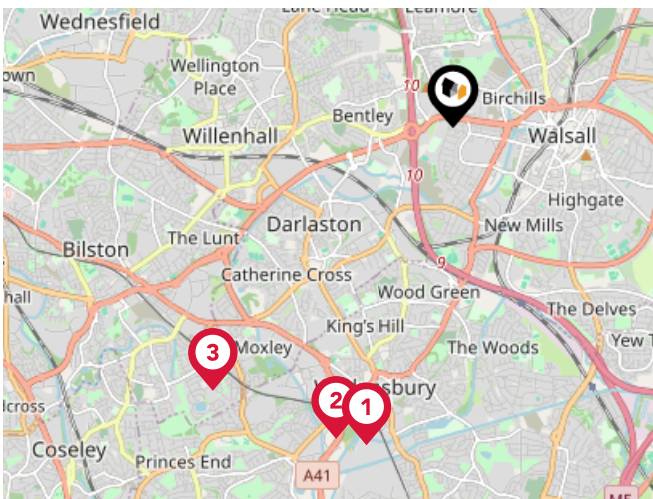
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Reedwood Park	0.12 miles
2	Reedwood Park	0.12 miles
3	Primley Avenue	0.19 miles
4	Naunton Rd	0.15 miles
5	Naunton Rd	0.16 miles



Local Connections

Pin	Name	Distance
1	Wednesbury Great Western Street (Metro Stop)	2.97 miles
2	Wednesbury Parkway (Midland Metro Stop)	2.98 miles
3	Bradley Lane (Midland Metro Stop)	3.21 miles

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About Us

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It's simple really, rather than dealing with multiple people in the office every time you call to ask a question or to get help with an issue that you may have, you deal directly with me from start to finish. I become your personal account manager. You'll get access to my personal number so that you can reach me at a time that suits you. I don't close the office doors at 5pm, as this is not always convenient for you. You can reach me 7 days a week, I'm always here to help.

Testimonial 1



Mark Garner was brilliant. He kept us in the loop from day one. He updated us every step of the way with the purchase of our new home but then at the same time he was also helping advise with the sale of our own house which was a massive help as we were left in the dark with the company we had listed with. I would definitely recommend Mark. Helpful and excellent communication during such a stressful and big transition. Thank you again Mark!

Testimonial 2



Excellent service from start to finish. Mark was always very helpful. Excellent communication, If Mark couldn't answer the phone straight away, he always returned our calls as soon as possible. We highly recommend him.

Testimonial 3



Best estate agent for sure! Mark was excellent from start to finish, consistent and very informative with updates. He made our journey so stressless and was just amazing to deal with. We couldn't thank him enough! HIGHLY RECOMMEND.

Testimonial 4



The best Estate Agent I approached. It was my 3rd property and Mark was absolutely great and professional. He was helping us also with communication between buyers as we were in a chain. We sold and accepted an offer for our house within 3 days from the day the advert appeared online. Highly recommend.



/markgarnerestateagent



/mark_b_garner/



/in/themarkgarner/

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Mark Garner Powered By EXP Data Quality

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