



Hednesford Road, Walsall



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Offers in excess of £315,000



Key Features

- Popular Location
- Very well presented
- Good transport links
- Local amenities
- Walking distance to Chase Water
- Detached House
- EPC rating B
- Freehold





*******FABULOUS FOUR BEDROOM DETACHED FAMILY HOME******Situated in a popular area with good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links. This very well presented property will be a hit with both families and commuters alike.

The four bedroom detached house briefly consists of; driveway with an electric charging point, reception hallway entrance, downstairs toilet, lounge, kitchen/ diner with family living space, Four bedrooms, family bathroom, ensuite and rear garden with a summer house.

Early viewing is highly recommended for this lovely home.

Tenure: Freehold

Council tax band: C

EPC: B

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Frontage

Beautifully presented new build detached property with block paved driveway and electric car charging point.

Lounge 5.44m x 5.09m (17'10" x 16'8")

Neutrally decorated room with feature window allowing in plenty of light.

Kitchen & Family Living Space 5.77m x 5.01m (18'11" x 16'5")

Modern kitchen with fitted grey high gloss wall, drawer and base units, breakfast bar, with built in kitchen appliances integrated refrigerator, freezer, dishwasher and washer/dryer, radiator, and French style doors leading to the rear garden

Bedroom One 5.22m x 5.02m (17'1" x 16'6")

Double bedroom located at the front of property with views of the front aspect.

En-suite 1.71m x 1.71m (5'7" x 5'7")

Neutrally decorated with Corner shower cubicle, toilet and basin.

Bedroom Two 3.27m x 3.13m (10'8" x 10'4")

Located at the back of the property with views of the rear aspect.

Bedroom Three 2.43m x 3.14m (8'0" x 10'4")

Located at the rear of the property with views of the front aspect.

Bedroom Four 2.49m x 2.7m (8'2" x 8'11")

Located at the front of the property with views of the front aspect.

Family Bathroom 2.18m x 1.82m (7'2" x 6'0")

Partially tiled modern white bathroom, with a bath, basin with storage cupboards and a toilet.



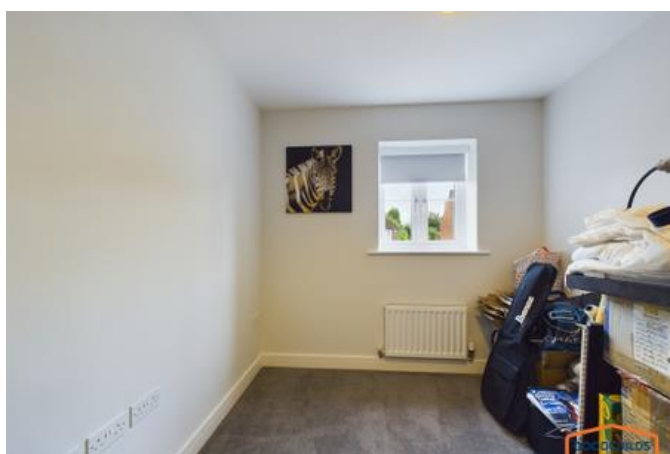


Summer House 3.81m x 2.26m (12'6" x 7'5")

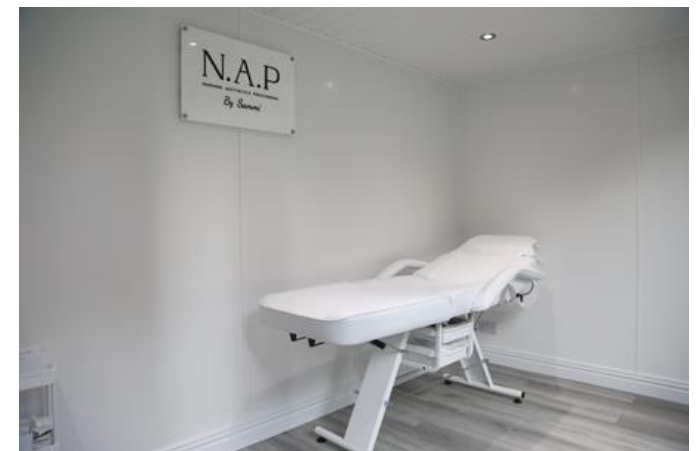
Double glazed summer house at the back of the garden offering a perfect space to relax with electricity supply. Or can be used as a office/ separate work space.

Rear Garden

Enclosed rear garden with lawn and patio area and an outdoor water supply.

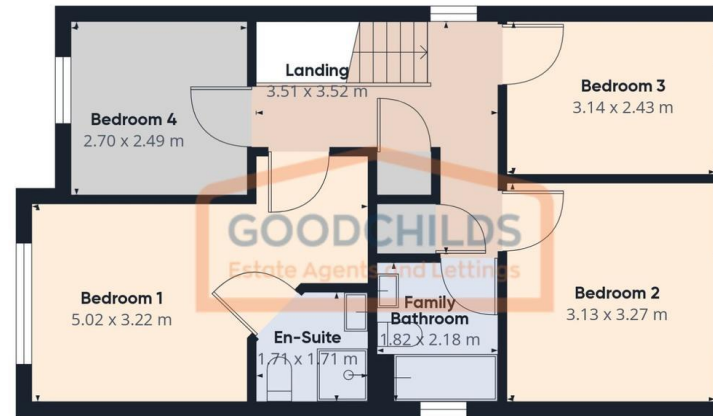








Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



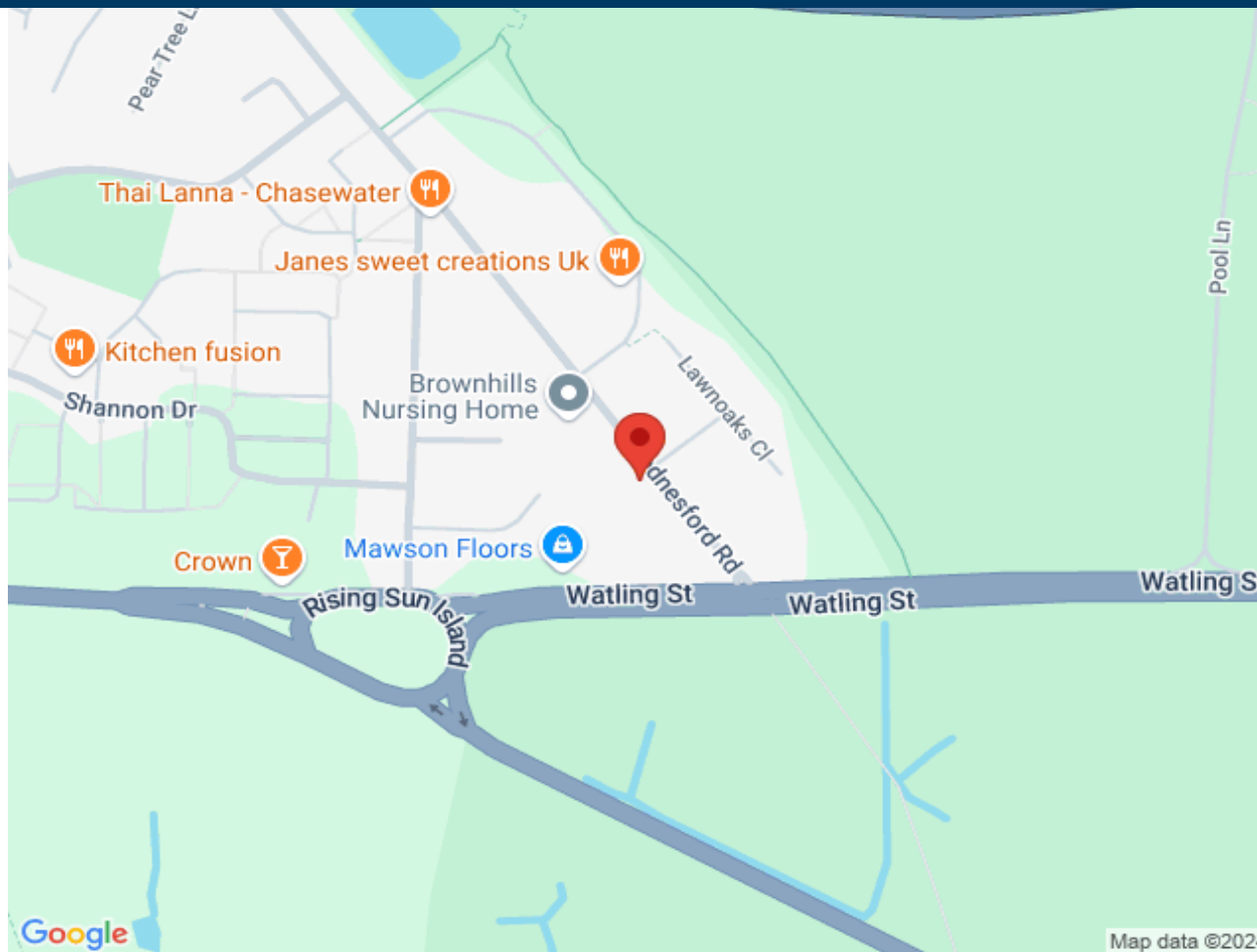
Approximate total area⁽¹⁾
116.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

