



Bealeys Lane | Walsall | WS3 2JU

£525,000

 **Webbs**
estate agents

Summary

**** HIGHLY IMPRESSIVE CORNER POSITIONED DETACHED BUNGALOW ** NO ONWARD CHAIN ** DESIRABLE LOCATION LOOKING ONTO KING GEORGES PARK PLAYING FIELDS ** FOUR DOUBLE SIZED BEDROOMS(POTENTIALLY FIVE) ** GENEROUS MAIN LIVING ROOM ** MODERN RE FITTED KITCHEN BREAKFAST ROOM WITH UTILITY AREA ** ** BATH/SHOWER ROOM AND WC ** FURTHER WET ROOM WC ** GATED IN AND OUT DRIVE WITH AMPLE PARKING ** GENEROUS LAWNED SIDE GARDEN ** PRIVATE AND ENCLOSED LOW MAINTENANCE REAR GARDEN WITH OUTSIDE BAR/ENTERTAINMENT ROOM ****

WEBBS ESTATE AGENTS are delighted to bring to market this beautifully appointed, impressive and extended FOUR DOUBLE BEDROOM DETACHED BUNGALOW immaculately maintained throughout and situated in a sought after location close looking onto King Georges Park playing fields and close to amenities, shops, railway and golf club. Internally comprising of a spacious main reception hallway, four bedrooms, bath/shower room and WC, main living room, sitting/dining room/potential bedroom five, kitchen, breakfast room and utility area and a further wet room WC. Externally there is AMPLE off road parking to the front via the gated in and out driveway, generous lawned side garden, private low maintenance rear garden with bar/entertainment room. For a viewing contact our Bloxwich office on 01922 663399.

Key Features

- HIGHLY IMPRESSIVE CORNER SET DETACHED BUNGALOW WITH NO ONWARD CHAIN
- EXTENDED, IMPROVED AND IMMACULATLEY MAINTAINED THROUGHOUT
- TWO LARGE RECEPTION ROOMS
- MAIN BATH/SHOWER ROOM AND FURTHER WET ROOM WC
- PRIVATE AND ENCLOSED LOW MAINTENANCE REAR GARDEN
- DESIRABLE LOCATION LOOKING ONTO ST GEORGES PARK PLAYING FIELDS
- FOUR DOUBLE BEDROOMS(POTENTIALLY FIVE)
- STUNNING FITTED KITCHEN AND ADJOINING BREAKFAST ROOM WITH UTILITY AREA
- IN AND OUT GATED DRIVEWAY WITH GENEROUS SIDE GARDEN
- OUTSIDE BAR/ENTERTAINMENT ROOM

Rooms and Dimensions

Main reception hallway

Family bath/shower room WC

8'7" x 7'6" (2.64m x 2.30m)

Main living room

18'11" x 11'1" (5.77m x 3.39m)

Bedroom two

11'0" x 9'4" (3.37m x 2.85m)

Bedroom one

12'2" x 11'0" (3.73m x 3.36m)

Sitting/dining room/bedroom five

12'3" x 10'11" (3.74m x 3.34m)

Modern re fitted kitchen

14'11" x 10'8" (4.55m x 3.27m)

Breakfast room/ utility area

14'11" x 8'2" (4.57m x 2.51m)

Inner hallway

Wetroom WC

7'7" x 5'5" (2.33m x 1.67m)

Bedroom three

11'10" x 11'5" (3.63m x 3.49m)

Bedroom four

11'6" max 5'10" min x 16'9" max 8'1" min (3.53m max 1.78m min x 5.12m max 2.47m min)

Gated in and out front driveway and garden

Generous lawned side garden

Outside bar and entertainment room

11'9" x 8'11" (3.59m x 2.74m)

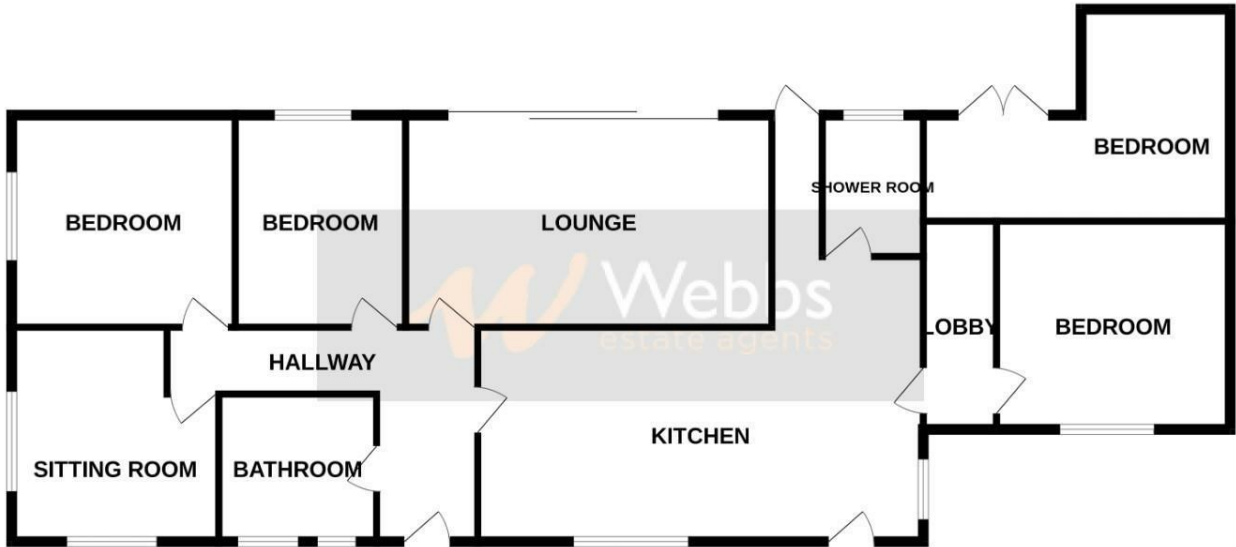
Private and enclosed low maintenance rear garden

Identification Checks





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																					
Current	Potential	Current	Potential																				
<table border="1"> <tr><td>Very Average Efficiency - lower energy costs</td></tr> <tr><td>100-120 kWh/m²/year A</td></tr> <tr><td>120-130 kWh/m²/year B</td></tr> <tr><td>130-140 kWh/m²/year C</td></tr> <tr><td>140-150 kWh/m²/year D</td></tr> <tr><td>150-160 kWh/m²/year E</td></tr> <tr><td>160-180 kWh/m²/year F</td></tr> <tr><td>180-200 kWh/m²/year G</td></tr> </table>	Very Average Efficiency - lower energy costs	100-120 kWh/m ² /year A	120-130 kWh/m ² /year B	130-140 kWh/m ² /year C	140-150 kWh/m ² /year D	150-160 kWh/m ² /year E	160-180 kWh/m ² /year F	180-200 kWh/m ² /year G	<table border="1"> <tr><td>Very Good Efficiency - lower energy costs</td></tr> <tr><td>77</td></tr> </table>	Very Good Efficiency - lower energy costs	77	<table border="1"> <tr><td>Very Low Environmental Impact - lower CO₂ emissions</td></tr> <tr><td>100-110 gCO₂/m²/year A</td></tr> <tr><td>110-120 gCO₂/m²/year B</td></tr> <tr><td>120-130 gCO₂/m²/year C</td></tr> <tr><td>130-140 gCO₂/m²/year D</td></tr> <tr><td>140-150 gCO₂/m²/year E</td></tr> <tr><td>150-170 gCO₂/m²/year F</td></tr> <tr><td>170-200 gCO₂/m²/year G</td></tr> </table>	Very Low Environmental Impact - lower CO ₂ emissions	100-110 gCO ₂ /m ² /year A	110-120 gCO ₂ /m ² /year B	120-130 gCO ₂ /m ² /year C	130-140 gCO ₂ /m ² /year D	140-150 gCO ₂ /m ² /year E	150-170 gCO ₂ /m ² /year F	170-200 gCO ₂ /m ² /year G	<table border="1"> <tr><td>Very Low Environmental Impact - lower CO₂ emissions</td></tr> <tr><td>77</td></tr> </table>	Very Low Environmental Impact - lower CO ₂ emissions	77
Very Average Efficiency - lower energy costs																							
100-120 kWh/m ² /year A																							
120-130 kWh/m ² /year B																							
130-140 kWh/m ² /year C																							
140-150 kWh/m ² /year D																							
150-160 kWh/m ² /year E																							
160-180 kWh/m ² /year F																							
180-200 kWh/m ² /year G																							
Very Good Efficiency - lower energy costs																							
77																							
Very Low Environmental Impact - lower CO ₂ emissions																							
100-110 gCO ₂ /m ² /year A																							
110-120 gCO ₂ /m ² /year B																							
120-130 gCO ₂ /m ² /year C																							
130-140 gCO ₂ /m ² /year D																							
140-150 gCO ₂ /m ² /year E																							
150-170 gCO ₂ /m ² /year F																							
170-200 gCO ₂ /m ² /year G																							
Very Low Environmental Impact - lower CO ₂ emissions																							
77																							
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC																				