



Not for marketing purposes INTERNAL USE ONLY

Falmouth Road
Walsall



Property Description

Internal viewing is highly advised to appreciate this recently refurbished and extended spacious three bedroom detached family residence occupying a substantial plot in the sought after Park Hall location. The property is situated close to well regarded schools and in brief comprises of two reception rooms, fitted breakfast kitchen, utility room, ground floor shower room, first floor bathroom, garage, driveway and enclosed rear garden.

Access Via

A front door opening into entrance porch with further door to:

Entrance Hall

Having stairs rising to first floor, under stairs storage, spot lights and doors to:

Lounge

17' 2" max x 13' 2" max (5.23m max x 4.01m max)

Having a double glazed window to the front, radiator and doors opening into:

Dining Room

8' 8" max x 17' 11" max (2.64m max x 5.46m max)

Having double glazed double doors to rear garden and radiator.

Kitchen

10' 5" max x 18' (3.17m max x 5.49m)

Having double doors to rear garden, fitted kitchen with wall and base units and works tops over, sink and drainer with mixer taps, electric oven and hob with cooker hood over, space for appliances, two sky lights, spot lights and radiator.

Utility Room

7' x 12' 7" (2.13m x 3.84m)

Having door to rear garden, door to garage, radiator and door to:

Shower Room

Having a double glazed window to the rear, shower cubicle, low level w.c, wash hand basin, heated towel rail, spot lights and complementary tiling.

First Floor

Landing

Having a double glazed window to the side, storage cupboard housing boiler, loft access with ladders and doors to:

Bedroom One

12' 8" max x 14' 9" max (3.86m max x 4.50m max)

Having a double glazed window to the front and radiator.

Bedroom Two

10' 3" max x 6' 5" max (3.12m max x 1.96m max)

Having a double glazed window to the front and radiator.

Bedroom Three

9' 9" x 12' 5" (2.97m x 3.78m)

Having a double glazed window to the rear and radiator.

Bathroom

Having two double glazed windows to the rear, bath with shower over, low level w.c, hand wash basin, heated towel rail, spot lights and complementary tiling.

Outside

To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed lawned garden, slabbed patio area, gated side access and shed.

Garage

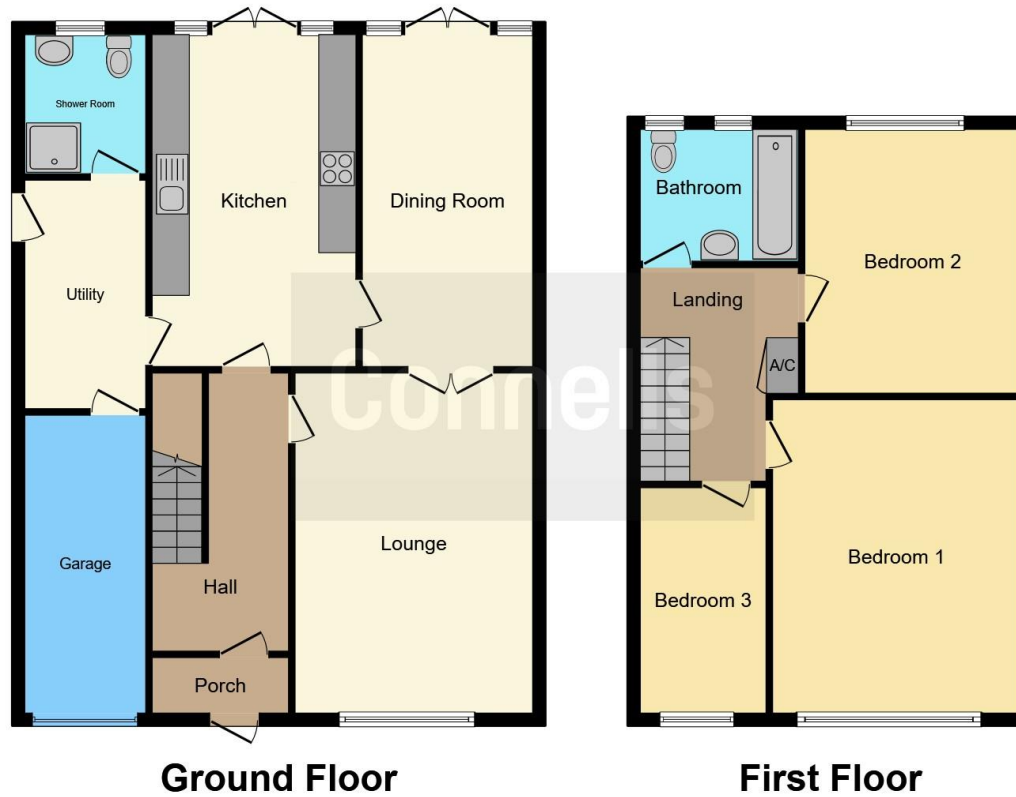
19' 7" x 7' 10" (5.97m x 2.39m)

Having electric up and over door and sky light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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