

for sale

offers in the region of **£425,000** Freehold



Southmead Way Walsall WS2 8JD

- Energy Rating: C
- FIVE BEDROOM DETACHED PROPERTY
- LIVING ROOM AND DINING ROOM
- IMMACUTELY PRESENTED THROUGHOUT

• FAMILY BATHROOM

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# Property Details

## Entrance Hall

Front aspect double glazed window and radiator.

**Living Room** 15' 7" into bay x 14' 11" ( 4.75m into bay x 4.55m )

3 x front aspect double glazed windows, side aspect double glazed window, fire with modern surround and radiator.

**Dining Room** 11' x 9' 8" ( 3.35m x 2.95m )

Rear aspect double glazed patio doors, laminated floor and radiator.

**Kitchen** 17' 8" max x 13' 10" ( 5.38m max x 4.22m )

Modern wall and base units, sink and drainer, tiled flooring, radiator, integrated cooker and hob, utility space, partially tiled walls and 2 x rear aspect double glazed window.

**Bedroom Five** 15' 4" x 7' 9" ( 4.67m x 2.36m )

Front aspect double glazed window, radiator and built in wardrobe.

**Office/Study** 11' 4" x 7' 3" ( 3.45m x 2.21m )

Rear aspect double glazed window, radiator, door to garden and mounted storage for boiler.

## Guest Shower Room/Wc

Modern refitted shower room with walk in shower cubicle with power shower over, low level wc with built in bidet and temperature controls, vanity unit with wash hand basin.

## Landing

Cupboard for water tank and radiator.

**Bedroom One** 15' 7" x 11' 6" into built in wardrobe ( 4.75m x 3.51m into built in wardrobe )

Side and front aspect double glazed window, built in wardrobes and radiator.

**Bedroom Two** 13' 4" x 6' 10" max ( 4.06m x 2.08m max )

Front aspect double glazed window, built in wardrobe space and radiator,

**Bedroom Three** 12' 9" x 11' 3" ( 3.89m x 3.43m )

2 x rear aspect double glazed window, built in cupboard space

and radiator.

**Bedroom Four** 10' 2" x 12' 4" ( 3.10m x 3.76m )

Rear aspect double glazed window, radiator and cupboard space.

**Family Bathroom** 6' 5" x 6' 7" ( 1.96m x 2.01m )

Rear aspect double glazed window, wash basin with vanity unit, mounted cabinet mirror, w/c,with built in bidet with temperature control, walk in shower and fully tiled.





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](http://www.focalagent.com)

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Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

**Tenure:** Freehold

**EPC Rating:** C

**Property Ref:** PWE103668 - 0005

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