

for sale

offers over **£400,000** Freehold



Southmead Way Walsall WS2 8JD

*well presented five bedroom detached family home** Located in Walsall close to local shops and amenities. Viewing essential to begin to appreciate this spacious home we have to offer.



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.





To view this property please contact Paul Dubberley on

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Property Ref: PWE103668 - 0007

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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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