



Bude Road,
Walsall, WS5 3EX

Offers in the Region Of £350,000

Walsall

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Set in a sought-after residential location, within easy reach of amenities, schools and transport links, this well-proportioned, detached property is neatly presented throughout and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage, light and airy dual aspect living room with large window to the front elevation, patio doors to the rear and doorway leading into the separate dining room which has further patio doors leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the well-appointed kitchen which features a range of wall and base units, integrated dishwasher, fridge and microwave, gas cooker point, door to rear garden and access to inner lobby with doors to guest WC and garage which features a useful utility area.

To the first floor there are three excellent bedrooms - two generous doubles (one with fitted wardrobes) and a good sized single - and there is a well-equipped bathroom with suite comprising WC, wash basin, bath and shower cubicle with mains shower fitment.

Externally, there is a neatly maintained, tiered rear garden which features lawn, paved and graveled areas along with a selection of plants and there is driveway parking to the front of the property.





Property Specification

Hall	
Living Room	7.69m (25'3") x 3.86m (12'8") max / 2.96m (9'9") min
Dining Room	3.29m (10'10") x 2.64m (8'8")
Conservatory	3.19m (10'6") x 3.00m (9'10")
Kitchen	3.29m (10'10") + recess x 3.26m (10'8")
WC	
Garage	4.78m(15'8") + recess x 3.47m(11'5") max
Landing	
Bedroom 1	4.20m (13'10") x 3.48m (11'5")
Bedroom 2	3.39m (11'1") x 3.03m (9'11") plus recess
Bedroom 3	3.25m (10'8") max x 2.20m (7'3")
Bathroom	2.61m (8'7") x 1.99m (6'6") plus shower

Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	D
Tenure:	Freehold

Agent's Note

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

