



37 Lodge Road,
Walsall, WS5 3JY

£499,950

Walsall

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Set in a popular residential location, within easy reach of amenities and highly regarded schools, this superb, detached bungalow boasts deceptively spacious accommodation with an internal viewing essential to fully appreciate all the property has to offer.

Internal inspection reveals a light and welcoming hallway with guest WC off, spacious L-shaped lounge / dining room with attractive feature marble fireplace with gas fire inset, patio door to rear garden, further patio door into the conservatory and access to the well-appointed kitchen which has a range of wall and base units, integrated fridge, freezer, dishwasher and washing machine and space for Range style cooker with extractor over.

Completing the accommodation there are three double bedrooms - the largest two having fitted wardrobes - and the well-equipped bathroom which has tiled walls/flooring and having suite comprising WC, wash basin with vanity units, bath and shower cubicle with electric shower over.

Externally, the neatly maintained and good-sized rear garden is laid mainly to lawn with paved patio areas and a selection of shrubs, trees and bushes and there is generous driveway parking to the front of the property for multiple vehicles and giving access to the garage which has power and lighting supplied.





Property Specification

Lounge/Dining Room -	7.12m (23'4") max x 6.12m (20'1") max
Conservatory -	2.78m (9'1") x 2.51m (8'3")
Kitchen -	3.26m (10'8") x 2.91m (9'7")
Bedroom 1 -	3.98m (13'1") x 3.55m (11'8")
Bedroom 2 -	3.97m (13') x 3.55m (11'8")
Bedroom 3 -	3.02m (9'11") x 2.97m (9'9")
Bathroom -	2.77m (9'1") x 1.76m (5'9")
Garage -	6.14m (20'2") x 2.79m (9'2")

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: 13th February 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map Location

