



7 Newquay Road, Park Hall,  
Walsall, WS5 3EL

Offers Over £435,000

# Park Hall

Offers Over £435,000



Set in a popular residential location, within easy reach of schools and amenities and offered for sale with no onward chain, this extended, detached house provides excellent scope for modernisation/improvement, boasting well-proportioned, family accommodation with an internal inspection essential to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming hallway with stairs to the first floor and access to guest WC and sitting room, spacious living room with large window to the front elevation and double doors leading into the separate dining room with further large window overlooking the rear garden. Completing the ground floor there is a good-sized kitchen/breakfast room which features a range of fitted units, electric cooker point, plumbing for a dishwasher and washing machine, door to rear garden and access to useful storeroom with further fitted units and door into the garage.

To the first floor there are four excellent bedrooms - three doubles and a good sized single - and the well-equipped bathroom with suite comprising WC, wash basin, bath and separate shower cubicle.

Externally, there is a well-established rear garden which has a patio area and a wide selection of trees/bushes and there is driveway parking to the front of the property with access to the large side garage.





## Property Specification

Hall

Lounge - 6.40m (21') max/5.74m (18'10") min x 4.00m (13'1")

Dining Room - 3.87m (12'8") x 2.71m (8'11")

Kitchen/Breakfast Room - 6.65m (21'10") x 3.22m (10'7")

Sitting Room - 4.53m (14'10") x 3.22m (10'7")

WC

Bedroom 1 - 4.00m (13'1") x 3.52m (11'7")

Bedroom 2 - 3.71m (12'2") x 3.37m (11'1")

Bedroom 3 - 3.22m (10'7") x 2.67m (8'9")

Bedroom 4 - 2.65m (8'8") x 2.02m (6'7")

Bathroom - 2.43m (8') x 2.12m (6'11")

Garage

### 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: 17th May 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location

