



18 Redruth Road,  
Walsall, WS5 3EJ

Offers in the Region Of £365,000



# Walsall

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Set in a popular residential location, within the desirable Park Hall area of Walsall and offered for sale with no onward chain, this well-proportioned detached house is ideally situated for access to schools and amenities, offering neatly presented accommodation which has potential for modernisation and an internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, spacious living room bathed in light from a large window to the front elevation and having double doors into the dining room which has window to the rear elevation. Completing the ground floor there is the well-appointed kitchen which has a range of fitted units, electric cooker point, plumbing for a washing machine and door to the rear lobby which gives access to the guest WC and garage and has further door to the rear garden.

To the first floor, bedroom one is a generous double bedroom with large window to the front elevation and there are two further bedrooms, well-equipped bathroom with wash basin, bath and shower cubicle and there is a separate WC accessed via the landing.

Externally, the rear garden is laid mainly to lawn with a selection of shrubs/bushes and a paved patio area and there is driveway parking to the front of the property with access to the garage.





## Property Specification

Lounge -	6.00m (19'8") max x 4.08m (13'5")
Dining Room -	3.15m (10'4") x 2.72m (8'11")
Kitchen -	3.47m (11'5") x 3.15m (10'4")
WC -	1.63m (5'4") x 1.25m (4'1")
Bedroom 1 -	4.58m (15') x 4.00m (13'1")
Bedroom 2 -	3.83m (12'7") max into wardrobes x 3.12m (10'3")
Bedroom 3 -	3.18m (10'5") x 2.11m (6'11")
Bathroom -	2.13m (7') x 1.83m (6')
WC -	1.83m (6') x 0.85m (2'9")
Garage -	4.86m (15'11") x 2.44m (8')

### 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: 3rd June 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

