



1 Harpur Road,
Walsall, WS4 2DN

Offers in the Region Of £375,000

Walsall

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Occupying a generous overall plot, within easy reach of amenities and transport links and offered for sale with no onward chain, this well-proportioned, detached bungalow offers excellent scope for modernisation/improvement and an internal inspection is highly recommended to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway, spacious lounge/dining room with bow window to the front elevation and door leading into the well-appointed kitchen which has a range of wall/base units, integrated double oven and gas hob with extractor over and door into the useful utility room which has plumbing for a washing machine, cupboard housing central heating boiler and door leading into the rear garden.

Completing the accommodation there are two generous double bedrooms and the well-equipped bathroom with suite comprising WC, wash basin, corner bath and shower cubicle with mains shower over.

Externally, there is a good sized and well-established rear garden which has a selection of shrubs, plants and bushes and lawn/paved areas and there is driveway parking to the front of the property with access to the garage.





Property Specification

Hall

Lounge/Dining Room -

6.38m (20'11") x 4.22m (13'10")
max into dining area

Kitchen - 3.52m (11'7") x 2.72m (8'11")

Utility - 2.43m (8') x 1.98m (6'6")

Bedroom 1 - 3.33m (10'11") x 3.33m (10'11")

Bedroom 2 - 3.34m (10'11") x 3.33m (10'11")

Bathroom - 2.72m (8'11") x 2.06m (6'9")

Garage - 6.69m (21'11") x 3.43m (11'3")

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: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

