



7 Bude Road, Park Hall,
Walsall, WS5 3EX

£340,000

Park Hall

£340,000



Set in a popular residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this well-proportioned, detached property provides neatly presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and spacious living room with bow window to the front elevation and double doors into the dining room which has patio door leading out to the rear garden and completing the ground floor there is the extended kitchen/breakfast room which features a range of fitted units, integrated oven and hob with extractor over, wall-mounted central heating boiler, plumbing for a washing machine and door to rear garden.

To the first floor there are three bedrooms - two generous doubles and a single - and the shower room with suite comprising WC, wash basin and shower cubicle with electric shower fitment.

Externally, there is an enclosed rear garden and off-road parking to the front of the property with access to the garage.





Property Specification

Porch	
Hall -	2.00m (6'7") x 1.81m (5'11")
Lounge -	4.33m (14'3") x 3.87m (12'8")
Dining Room -	3.28m (10'9") x 3.02m (9'11")
Kitchen/Breakfast Room -	5.12m (16'10") x 3.28m (10'9") max
WC -	2.20m (7'3") x 0.81m (2'8")
Bedroom 1 -	4.23m (13'10") x 3.50m (11'6")
Bedroom 2 -	3.45m (11'4") x 3.07m (10'1")
Bedroom 3 -	3.32m (10'11") max x 2.18m (7'2") max
Shower Room -	2.61m (8'7") x 1.65m (5'5")
Garage -	5.19m (17') x 2.20m (7'3")

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: 12th 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			
(92-100)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D	55	
(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

