



5 Bell Drive,
Walsall, WS5 4PX

Offers in the Region Of £180,000

Walsall

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Set within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this end-terraced property provides deceptively spacious accommodation with an internal viewing highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to useful storage cupboards, good sized lounge with window to the front elevation and door into the open-plan kitchen/dining room which features a range of wall/base units, integrated oven and hob, plumbing for a washing machine and doorway to rear lobby which has door to the rear garden and access to the ground floor wet-room.

To the first floor there are three bedrooms - two generous double bedrooms and a single - and the bathroom with suite comprising WC, wash basin and bath.

Externally, there are gardens to the front and rear, with the rear garden having the benefit of a brick-built store and gated access from a side passageway and there is communal parking available to the front of the property.





Property Specification

Hall

Lounge -	3.96m (13') x 3.65m (12')
Kitchen/Diner -	5.70m (18'8") x 3.58m (11'9") max/2.74m (9') min
Wet Room -	2.02m (6'8") x 2.00m (6'7")
Bedroom 1 -	3.76m (12'4") max x 3.27m (10'9")
Bedroom 2 -	3.65m (12') max x 3.29m (10'10") to wardrobe front
Bedroom 3 -	2.33m (7'8") x 2.24m (7'4")
Bathroom -	2.33m (7'8") x 1.67m (5'6")

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: 16th July 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: A

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		
(55-68)	D	67	80
(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

