



Cornwall Road,
Walsall, WS5 3PD

Offers in the Region Of £375,000

Walsall

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Set in a sought-after residential location, within easy reach of amenities, schools and transport links, this superb, detached bungalow offers beautifully presented and well-proportioned accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a good-sized porch which has attractive Karndean flooring - a feature which is also found in the spacious dining hallway which has space for a dining table, access to cupboard housing central heating boiler and door leading into the generously proportioned living room which is bathed in light from two windows and has a feature fireplace with gas fire inset.

The well-appointed breakfast kitchen has a range of wall and base units (some of which feature pull-out storage), breakfast bar, integrated dishwasher, space for a Range style cooker, Karndean flooring and doorway into the useful utility area with further door to rear garden and access to guest WC.

Completing the accommodation, there are three excellent bedrooms (the largest of which has fitted wardrobe space) and the shower room with useful fitted storage and suite comprising WC, wash basin and walk-in shower cubicle with electric shower fitted.

Externally, the low maintenance rear garden is predominantly paved with a selection of shrubs / bushes and a graveled area and there is an "in-and-out" driveway to the front of the property with access to the side garage / storage space.





Property Specification

Porch	
Dining Hallway	5.28m (17'4") x 2.94m (9'8") max
Lounge	6.31m (20'9") x 4.12m (13'6")
Breakfast Kitchen	5.07m (16'8") x 3.03m (9'11")
Utility	1.80m (5'11") x 1.23m (4')
WC	
Bedroom 1	4.13m (13'6") x 4.12m (13'6")
Bedroom 2	3.88m (12'9") x 3.04m (10')
Bedroom 3	4.12m (13'6") x 2.11m (6'11")
Shower Room	2.39m (7'10") x 2.38m (7'10")

Viewer's Note

Services connected: Gas, electricity, water and drainage.
Council tax band: E Tenure: Freehold

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:

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		81
(69-80) C		
(55-68) D	64	
(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

