



7 Orwell Road,
Walsall, WS1 2PJ

Offers in Excess of £550,000

Walsall

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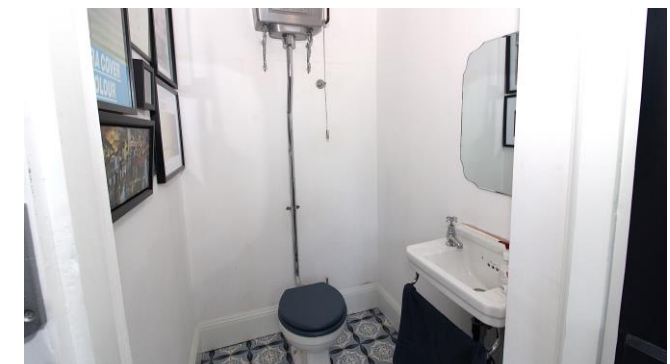


Set in a highly sought after Walsall location, within easy reach of amenities, schools and transport links, this fabulous, detached home offers a unique and intriguing design, blending traditional and modern features (such as parquet and Karndean flooring) and boasting beautifully presented and well-proportioned 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 with door leading to a light and airy dining room with bay window to the front elevation which could also be used as a sitting room or potential ground floor bedroom. Also accessed from the hall is the stunning open-plan kitchen/breakfast/sitting room which features partial underfloor heating, a range of stylish, fitted units, quartz worktops (including breakfast bar), Belfast style sink, integrated dishwasher, microwave oven, oven and induction hob, space/plumbing for an American style fridge/freezer, door to guest WC, double sided fireplace with multi-fuel stove inset and access to a cosy snug/family area which has patio doors to the rear and spiral staircase leading to a mezzanine floor which is currently used as a study area.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes, access to ensuite shower facilities and having door to the mezzanine floor and there are two further double bedrooms and the well-equipped family bathroom with white Duravit suite comprising WC, wash basin set on a unit with pull out drawers, double ended bath and walk-in shower cubicle.

Externally, the attractive rear garden is predominantly lawned with a wide selection of shrubs, trees and bushes and a water feature and there is off-road parking to the front of the property with access to the generous garage space.





Property Specification

Porch & Hall

Kitchen Area - 5.66m (18'7") max
x 4.47m (14'8")

Breakfast/Sitting Area - 6.60m (21'8") x 3.63m (11'11")

Snug/Family Area - 5.18m (17') x 3.42m (11'3")

Dining Room - 4.04m (13'3") max into bay
x 3.47m (11'5")

WC

Study Area (Mezzanine) - 3.42m (11'3") x 2.71m (8'11")

Bedroom 1 - 4.50m (14'9") x 3.63m (11'11")

En-suite - 3.63m (11'11") x 1.82m (6')

Bedroom 2 - 4.50m (14'9") x 3.22m (10'7")

Bedroom 3 - 3.47m (11'5") x 3.38m (11'1")
plus 0.18m (0'7") x 0.18m (0'7")

Bathroom - 4.10m (13'5") max x 2.26m (7'5")

Garage - 5.82m (19'1") x 3.23m (10'7")



Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: F

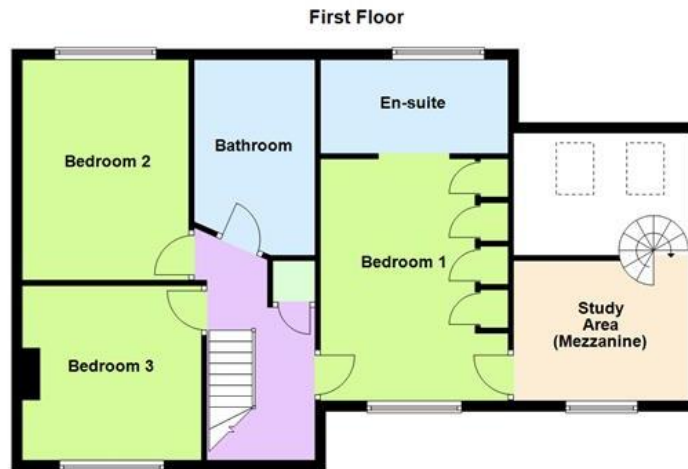
Tenure: Freehold

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.

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		79
(69-80)	C		
(55-68)	D	69	
(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

