



5 Queens Road,  
Walsall, WS5 3NF

Offers in the Region Of £850,000

# Walsall

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Set on a generous plot in a highly sought after residential location this fabulous, detached family home features high quality fixtures and fittings throughout.

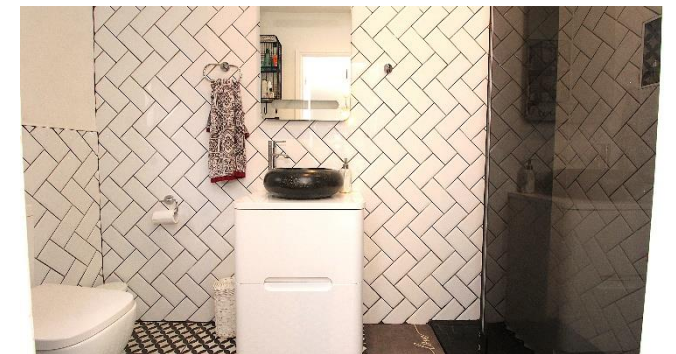
Approached via the block paved driveway with lawn to side, inspection reveals the enclosed porch with tiled floor which gives way to the impressive entrance hall where the tiling continues through to the stunning open plan kitchen/dining/living space with high gloss kitchen and integrated appliances and separate utility.

Complementing the kitchen is the separate utility and guest WC, whilst the light and airy living room completes the ground floor accommodation.

Stairs from the ground floor rise to the first-floor landing where the principal bathroom is located as well as four of the double bedrooms, two of which benefit from ensembles.

Stairs from the first floor landing rise to the second floor where there is a further spacious bedroom, again with ensuite, as well as a useful storage room.

Outside to the rear, the enclosed rear garden has a paved patio area with a generous lawn beyond and fencing to neighbouring boundaries whilst to the fore the front drive provides off road parking for several vehicles.





# Property Specification

Porch -	2.01m (6'7") x 1.87m (6'1")
Entrance Hall -	6.19m (20'4") x 2.01m (6'7")
Kitchen/Diner/Family Room -	6.95m (22'10") x 5.54m (18'2")
Utility -	2.90m (9'6") x 2.12m (6'11")
WC -	1.80m (5'11") x 1.20m (3'11")
Lounge/Diner -	8.30m (27'3") x 3.96m (13') max
Garage -	4.79m (15'9") x 2.90m (9'6")
Bedroom 1 -	5.48m (18') x 2.90m (9'6")
Ensuite One -	2.90m (9'6") x 1.40m (4'7")
Bedroom 2 -	3.96m (13') x 3.96m (13')
Ensuite Two -	3.21m (10'6") x 1.19m (3'11")
Bedroom 3 -	4.46m (14'7") x 2.76m (9'1")
Bedroom 4 -	4.16m (13'8") x 3.21m (10'6")
Bathroom -	2.90m (9'6") x 1.96m (6'5")
Loft Bedroom -	5.56m (18'3") x 3.70m (12'2")
Ensuite -	2.76m (9'1") max x 2.30m (7'6")



## Viewer's Note:

Services connected: Gas, Water, Electric & Drainage  
 Council tax band: G  
 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: 14th August 2024

# 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

