



79 Park Hall Road, Park Hall,
Walsall, WS5 3HS

Offers in the Region Of £375,000

Park Hall

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this neatly presented, semi-detached house offers well-proportioned 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 under-stairs storage cupboard, light and spacious lounge/dining room with feature fireplace, large window and patio doors leading into the rear garden. Completing the ground floor there is the well-appointed kitchen which has a range of wall/base units, gas cooker point, plumbing for a washing machine and dishwasher and access to the covered side access.

To the first floor, bedroom one is a generous double bedroom with stylish fitted wardrobes and there are three further good-sized bedrooms and the well-equipped bathroom with suite comprising WC, wash basin, bath and corner shower cubicle with mains shower fitted.

Externally, the low maintenance rear garden features block paved, timber decked and gravel areas and there is driveway parking to the front of the property with access to the garage.





Property Specification

Hall

Lounge/Dining Room - 6.59m (21'8") x 4.54m (14'11")

Kitchen - 3.84m (12'7") x 2.18m (7'2")

Garage - 4.78m (15'8") x 2.41m (7'11")

Side Access

Bedroom 1 - 3.64m (11'11") into wardrobes
x 3.43m (11'3")

Bedroom 2 - 3.09m (10'2") x 2.88m (9'5")

Bedroom 3 - 3.43m (11'3") max
x 2.85m (9'4")

Bedroom 4 - 3.70m (12'2") x 2.35m (7'9")

Bathroom - 2.18m (7'2") x 2.06m (6'9")

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: 11th September 2024

Viewer's Note:

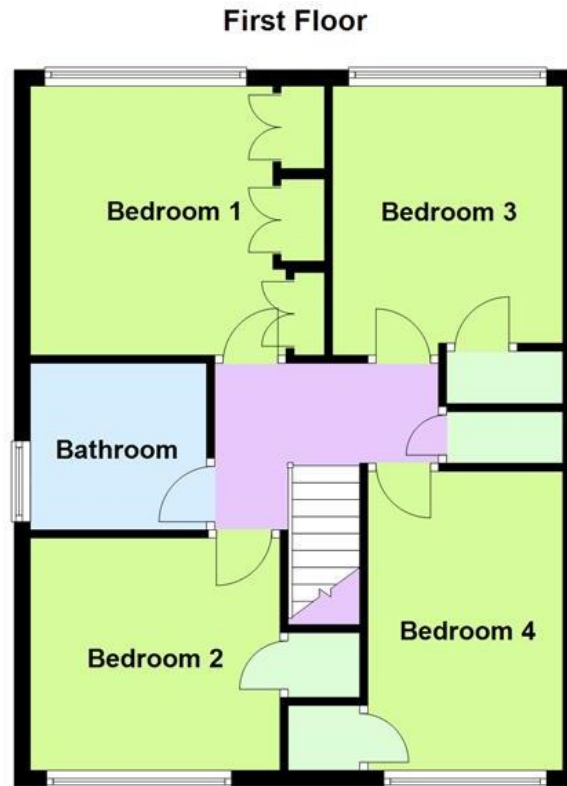
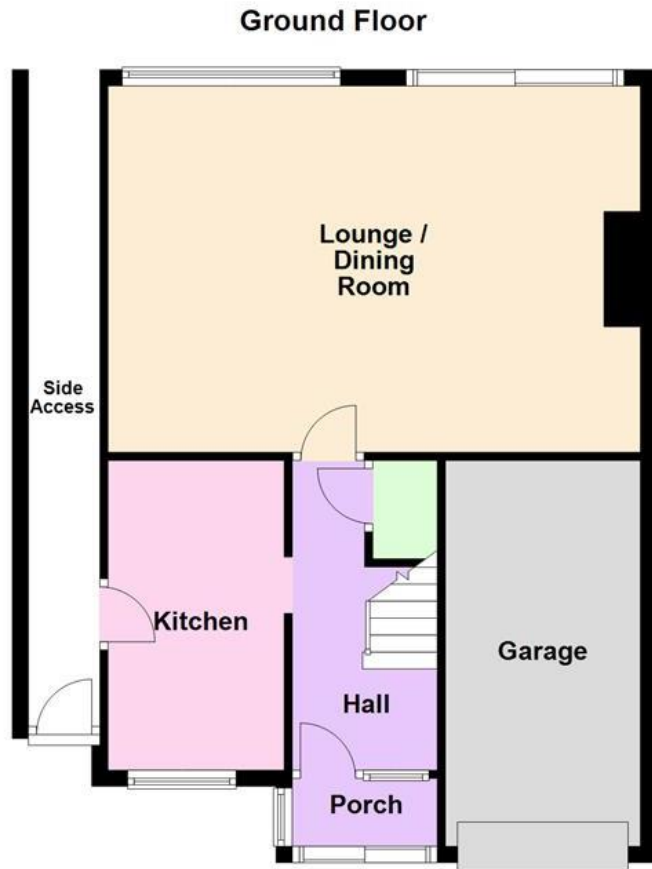
Services connected: Gas, Electric, Water & Drainage

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

NEW
INSTRUCTION
AWAITING
EPC

Map Location

