



4 Barry Road,
Walsall, WS5 3QD

£430,000

Walsall

£430,000



Set in a popular residential location, with a pleasant outlook to the front and offered for sale with no onward chain, this impressive, detached house is ideally located for access to schools, amenities and transport links and provides excellent scope for modernisation/improvement.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and spacious L-shaped lounge/dining room, well-appointed kitchen with a range of fitted units, plumbing for a dishwasher, integrated double oven and hob and door to the rear garden.

Completing the ground floor there are two excellent bedrooms and the useful utility room/guest WC.

To the first floor there are two further excellent bedrooms and the bathroom with suite comprising WC, wash basin and bath.

Externally, the mature rear garden is laid mainly to lawn with a selection of trees/bushes and a patio area and there is driveway parking to the front of the property with access to the tandem garage.





Property Specification

Hall

L-Shaped Lounge/Dining Room -

6.55m (21'6") max
x 6.35m (20'10") max

Kitchen -

3.55m (11'8") x 2.72m (8'11")

Utility/WC -

2.22m (7'3") x 1.76m (5'9")

Bedroom 3 (ground floor) -

3.52m (11'7") x 3.52m (11'6")

Bedroom 4 (ground floor) -

3.52m (11'6") x 2.72m (8'11")

Tandem Garage -

11.18m (36'8") x 2.76m (9'1")

Bedroom 1 (first floor) -

3.63m (11'11") x 3.52m (11'6")

Bedroom 2 (first floor) -

3.52m (11'6") x 2.08m (6'10")

Bathroom -

2.72m (8'11") x 1.80m (5'11")

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: 4th October 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: F

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		82
(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

