



26 Orwell Road,  
Walsall, WS1 2PJ

Offers Over £350,000



# Walsall

## Offers Over £350,000

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Set in a sought after residential location, within easy reach of amenities, schools and transport links, this well-proportioned detached house offers excellent scope for modernisation/improvement with an internal viewing recommended to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage cupboard, spacious through lounge/dining room with bay window to the front elevation, large window to the rear elevation, door to the rear garden and access to the well-appointed breakfast kitchen which has a range of fitted units, integrated oven and hob, plumbing for a washing machine and space for a breakfast table.

To the first floor there are three bedrooms - two generous doubles and a good sized single - and the well-equipped bathroom with suite comprising WC, bidet, wash basin, bath and separate shower cubicle.

Externally, the rear garden is laid mainly to lawn with a selection of shrubs/bushes and there is a driveway parking to the front of the property for multiple vehicles and giving access to the tandem side garage which also features a guest WC.







## Property Specification

Porch

Hall

Lounge/Dining Room - 10.58m (34'9") max into bay  
x 3.65m (12') max

Breakfast Kitchen - 4.95m (16'3")  
x 2.56m (8'5") max

WC

Bedroom 1 - 4.65m (15'3") x 3.34m (11')

Bedroom 2 - 3.80m (12'6") x 3.34m (11')

Bedroom 3 - 2.57m (8'5")  
x 2.41m (7'11") max

Bathroom - 2.57m (8'5") x 2.25m (7'5")

Garage - 11.64m (38'2") max  
x 2.42m (7'11")

### 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: 18th October 2024

### Viewer's Note:

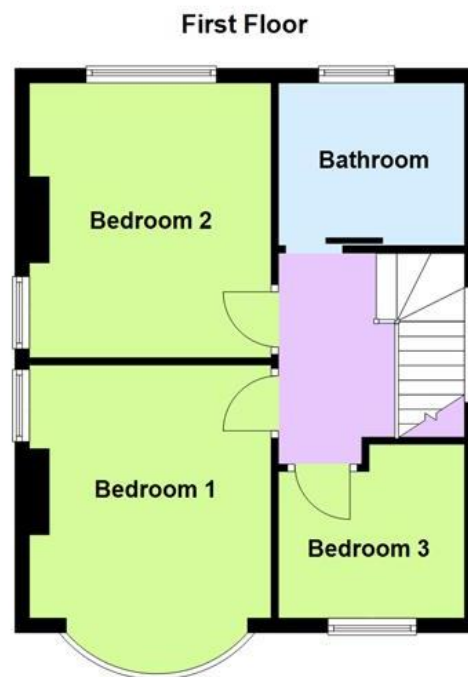
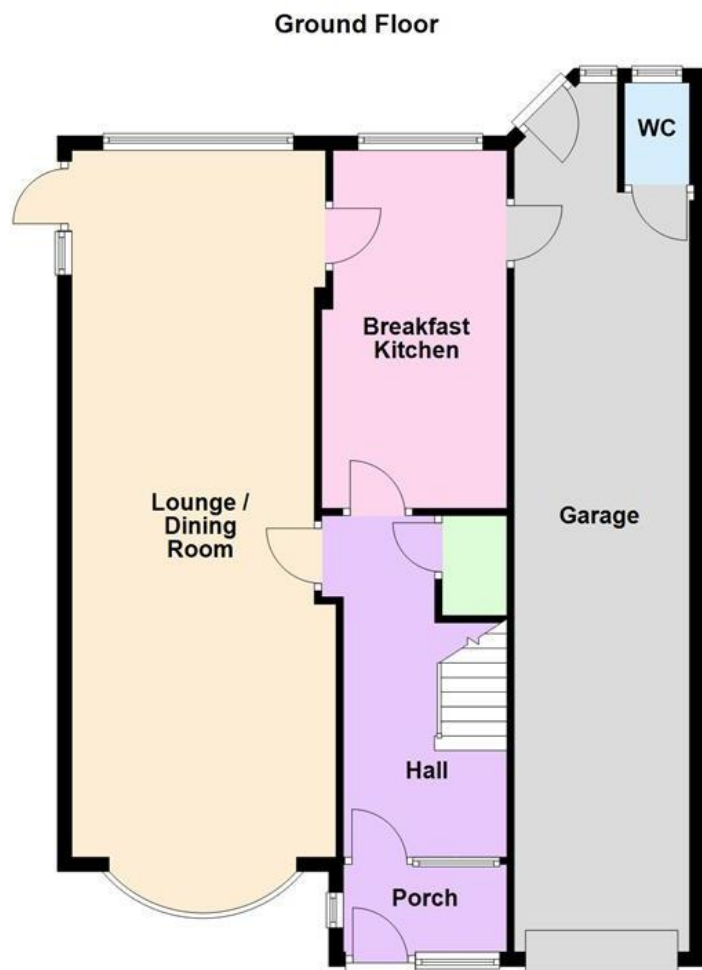
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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

