



44 Norman Road,
Walsall, WS5 3QL

Offers in the Region Of £430,000

Walsall

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Paul Carr Estate Agents are delighted to offer for sale this spacious and well-presented detached bungalow.

Situated in a most sought-after residential location and in a ideal position for all local amenities, the property briefly comprises three bedrooms, impressive lounge/dining area, separate sitting room, good size kitchen, useful lobby/utility, guest WC and principle bathroom.

The property further benefits from a spacious driveway and good size rear garden and comes to the market offering no upward chain.





Property Specification

Porch -	2.10m (6'11") x 1.49m (4'11")
Lounge & Dining Room -	8.34m (27'4") x 4.30m (14'1")
Sitting Room -	5.32m (17'6") x 2.26m (7'5")
Kitchen -	3.88m (12'9") x 3.68m (12'1")
Lobby/Utility -	3.08m (10'1") x 2.25m (7'4")
WC -	2.25m (7'4") x 0.85m (2'10")
Bedroom 1 -	4.60m (15'1") x 3.77m (12'5")
Bedroom 2 -	3.51m (11'6") x 3.45m (11'4")
Bedroom 3 -	3.77m (12'5") x 2.17m (7'2")
Bathroom -	2.92m (9'7") x 1.91m (6'3")

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: 7th November 2024

Viewer's Note:

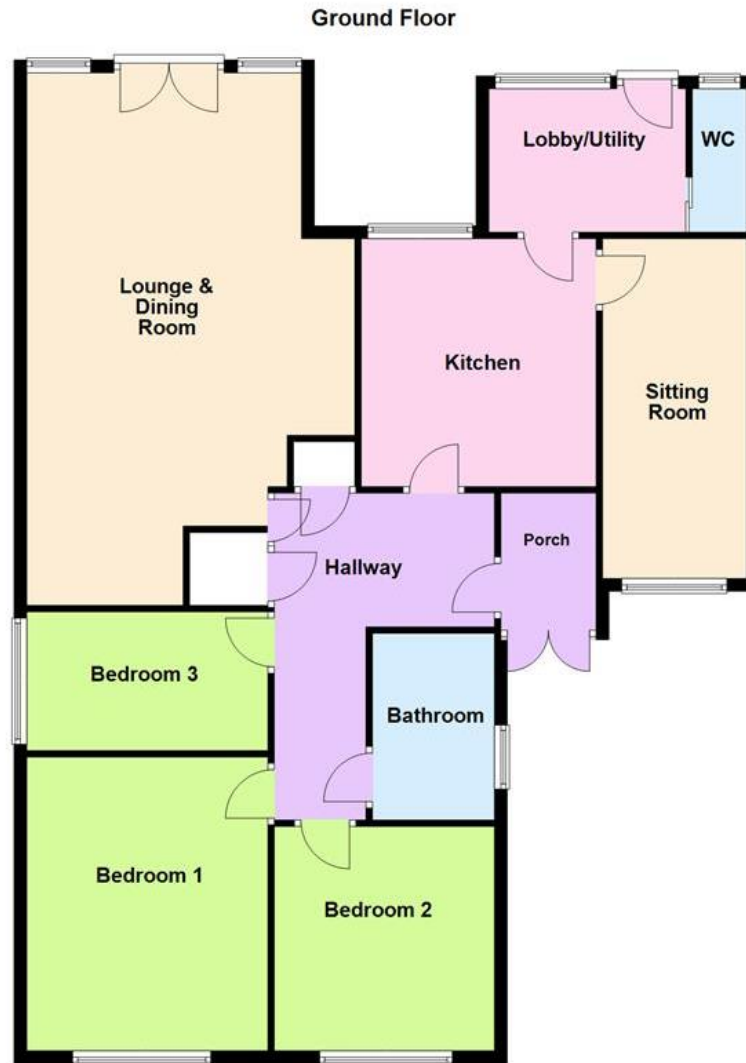
Services connected: Gas, Water, Electric & Drainage

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+) A		
(81-91) B		80
(69-80) C	70	
(55-68) D		
(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

