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.

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")

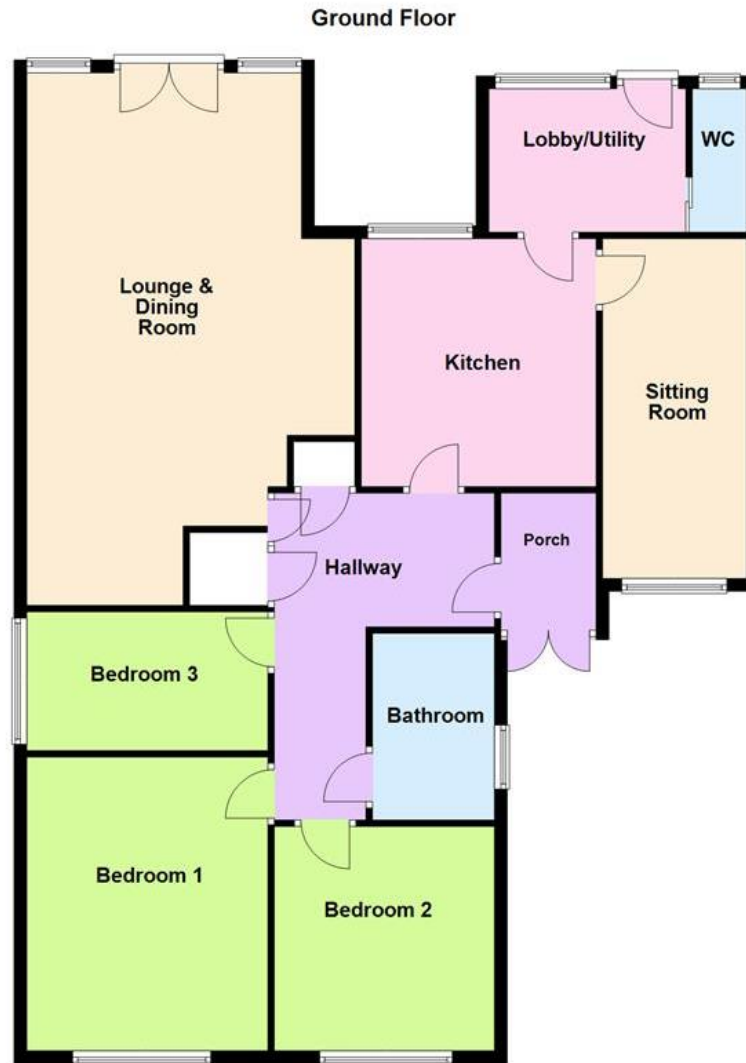## Agent's Note:

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

Ground Floor

Lounge & Dining Room

Lobby/Utility

WC

Kitchen

Sitting Room

Hallway

Porch

Bedroom 3

Bathroom

Bedroom 1

Bedroom 2

Map Location