



9 Truro Road,
Walsall, WS5 3EQ

Offers in the Region Of £425,000

Walsall

Offers in the Region Of £425,000



This detached house is currently listed for sale, presenting an exceptional opportunity for families seeking a residence in a sought-after location. The property offers excellent scope for extension (STPP/BRregs) with the convenience of local amenities and close proximity to nearby schools.

The interior of the house boasts a generous floor plan. Upon entering, you are greeted by a welcoming entrance hallway with utility/guest WC off and giving access to the spacious living room adorned with large windows, allowing for an abundance of natural light to fill the room.

The open-plan kitchen diner is a standout feature of this home. It is equipped with a range of fitted units, an integrated microwave oven, oven, a 5-ring gas hob and bi-fold doors leading to a conservatory. This layout provides the perfect setting for family meals and social gatherings.

The house offers four bedrooms, two of which are doubles, and two are good sized singles. Each bedroom exudes a sense of comfort and tranquillity, making them the ideal spaces to relax and recharge. The property also has a bathroom with a white suite, adding to the overall aesthetic continuity of the house.

The exterior of the property is just as impressive with its parking and well-maintained garden, providing an ideal setting for outdoor activities.

This remarkable detached house embodies a blend of comfort, functionality, and location, making it an excellent choice for your next family home.





Property Specification

Porch

Hall

Lounge - 6.53m (21'5") max x 4.02m (13'2")

Kitchen/Diner - 6.10m (20') x 3.60m (11'10") max

Sunroom

Garage - 6.00m (19'8") x 2.41m (7'11")

WC/Utility Space - 1.84m (6') x 0.90m (2'11")

Bedroom 1 - 4.02m (13'2") x 3.60m (11'10")

Bedroom 2 - 3.64m (11'11") x 3.60m (11'10")

Bedroom 3 - 3.08m (10'1") x 2.37m (7'9")

Bedroom 4 - 2.68m (8'10") plus recess x 1.98m (6'6")

Bathroom - 2.46m (8'1") x 2.03m (6'8")

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 March 2025

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		
(69-80)	C		79
(55-68)	D	65	
(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

