



St. Austell Road,
Walsall, WS5 3EF

Offers in the Region Of £475,000

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Having been comprehensively updated and improved by the current owner, this impressive dormer bungalow boasts beautifully presented and deceptively spacious accommodation and viewing is essential to fully appreciate all it has to offer. Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to storage cupboard, light and spacious living room with sky-light and French doors to the rear and well-appointed kitchen / dining room which features a range of wall and base units, integrated appliances including dishwasher, microwave, oven and 5-ring gas hob with extractor over, plumbing for washing machine and door to the rear. Completing the ground floor there are three excellent bedrooms and the superb shower room with suite comprising WC, wash basin with vanity unit and double shower cubicle. To the first floor there are two further generous double bedrooms, an additional shower room with suite comprising WC, wash basin with contemporary floating vanity unit and shower cubicle with mains shower over and a spacious storage area (some of which is restricted height) and houses the central heating boiler. Externally, there is a good sized, tiered rear garden with pleasant views to the rear, a spacious covered verandah to the rear providing a superb all-weather seating area, gardener's WC and access to the workshop with power / lighting supplied. To the front of the property there is a block paved driveway providing off-road parking for multiple vehicles.





Property Specification

DECEPTIVELY SPACIOUS DORMER BUNGALOW
BEAUTIFULLY PRESENTED THROUGHOUT
EXTENDED LOUNGE AND KITCHEN / DINER
THREE EXCELLENT GROUND FLOOR BEDROOMS
TWO GENEROUS DOUBLE BEDROOMS TO FIRST FLOOR

Bedroom 2 3.80m (12'6") x 3.03m (9'11")

Bedroom 1 4.14m (13'7") plus wardrobe x 3.70m (12'2")

Bedroom 3 3.70m (12'2") x 3.02m (9'11") max into recess

Living Room 6.33m (20'9") x 3.70m (12'2")

Kitchen / Dining Room 5.23m (17'2") x 3.80m (12'6")

Shower Room 2.38m (7'10") x 2.04m (6'8")

Hall

Cupboard

Verandah

Workshop 7.75m (25'5") x 3.27m (10'9") max

WC

Landing

Bedroom 4 4.55m (14'11") max x 3.72m (12'3")

Bedroom 5 3.82m (12'6") x 3.62m (11'10")

Shower Room 2.46m (8'1") x 2.10m (6'11")

Storage Area (partly restricted height)

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: 30th September 2022

Viewer's Note:

Services connected: Gas, Electricity, Water & 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		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(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

