



Newquay Road, Park Hall
Walsall, WS5 3EW

£425,000

Park Hall

£425,000

4



1



2



Paul Carr Estate Agents are pleased to offer for sale this neatly presented detached house, which is situated in a sought-after location, within close proximity to schools and local amenities. The property boasts an array of desirable features, including a single garage, driveway parking to the front, and a neatly maintained, south facing rear garden. It is also conveniently located near a park and play area, perfect for families with young children.

The property includes four bedrooms; two spacious doubles, a good sized single and a further single room. Each room is neatly presented and ready to move into. The house also features a superb shower room complete with a wash basin, WC, and a shower cubicle with a mains shower over.

The heart of the home is undoubtedly the kitchen, which boasts a range of fitted units and an electric cooker point. An added bonus is the utility room which leads off from the garden, providing extra practicality and there is a useful guest WC accessed via the entrance hallway.

The living areas in this home are spacious and inviting. The first reception room is a generous living room with large windows that flood the space with natural light, and a fireplace that adds a touch of charm. The second reception room provides access to the garden, functioning perfectly as a dining room and providing an ideal space for entertaining guests.

This home is ideally suited for families, with its ample living space and favourable location. It's a property that truly needs to be seen to be appreciated. Don't miss out on this fantastic opportunity. Call us today to arrange a viewing.





Property Specification

Hall

Living Room 6.60m (21'8") max x 4.04m (13'3")

Dining Room 3.64m (11'11") x 2.71m (8'11")

Kitchen 3.24m (10'8") x 3.11m (10'3") plus recess

Utility 1.60m (5'3") x 1.30m (4'3")

Guest WC

Garage 5.87m (19'3") x 2.25m (7'5")

Landing

Bedroom 1 4.05m (13'3") x 3.55m (11'8")

Bedroom 2 3.68m (12'1") x 3.38m (11'1")

Bedroom 3 3.18m (10'5") x 2.65m (8'8")

Bedroom 4 2.58m (8'6") x 1.95m (6'5")

Shower Room 2.42m (7'11") x 2.11m (6'11")

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:

Viewer's Note

Services connected:	Gas, electricity, water and 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		81
(69-80) C	66	
(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

