



Park Hall Road,
Walsall, WS5 3HL

Offers in the Region Of £475,000

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Set in a popular residential location, close to local schools, amenities and transport links, this detached property would make a wonderful family home. Viewing is essential to fully appreciate all this home has to offer.

Internal inspection reveals the welcoming entrance hallway with multiple doors off leading to; spacious living room, the kitchen and separate dining room, which have doors leading into the large conservatory, the ground floor also comprises of a modernised w/c. There are french doors leading off from the living room to the one side of the garden and further french doors off the conservatory leading to the other side of the garden.

To the first floor, there are four well-proportioned bedrooms and the family bathroom which consists of low-level w/c, sink and P-shaped bath with overhead shower. There is a useful store cupboard on the landing.

Externally, to the fore there is a large driveway and detached garage. The property benefits from having two rear gardens (to each side of the property) both of which are good sizes.





Property Specification

DETACHED PROPERTY
POPULAR RESIDENTIAL LOCATION
CLOSE TO LOCAL SCHOOLS AND AMENITIES
FOUR WELL-PROPORTIONED BEDROOMS
GENEROUS LIVING ROOM

Conservatory

Kitchen 2.70m (8'10") x 2.48m (8'2")

Dining Room 3.07m (10'1") x 2.67m (8'9")

WC

Entrance Hall

Porch 2.20m (7'3") x 0.76m (2'6")

Living Room 5.80m (19') x 3.55m (11'8")

Bedroom 3 2.70m (8'10") x 2.57m (8'5") plus 0.87m (2'10") x 0.87m (2'10")

Bathroom

Bedroom 2 3.56m (11'8") x 2.52m (8'3")

Bedroom 2 3.10m (10'2") x 2.70m (8'10")

Bedroom 1 3.54m (11'7") x 3.14m (10'4")

Landing 4.08m (13'5") x 1.68m (5'6") plus 0.87m (2'10") x 0.87m (2'10")

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:

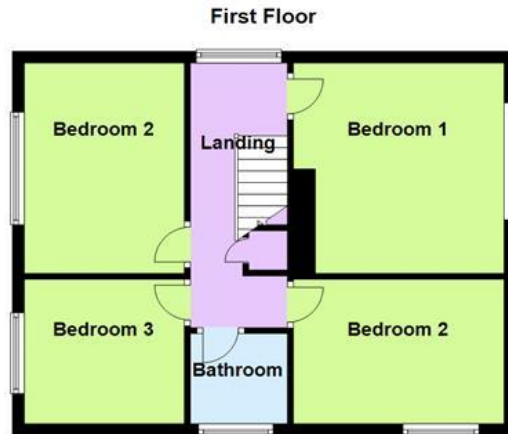
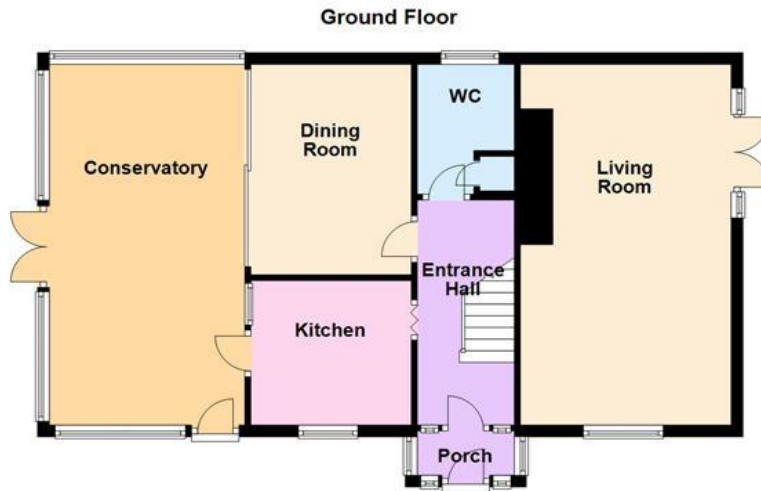
Services connected: Gas, Electricity, Water & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

