



Sunnyside, Walsall Wood
Walsall, WS9 9LD

Auction Guide Price £299,950

Walsall Wood

Auction Guide Price £299,950



Paul Carr Estate Agents are pleased to offer for sale this stunning four-bedroom detached family home in a popular cul-de-sac location close to local schools and amenities.

The property has been much improved and refurbished to a high standard throughout by its current owners. There is ample parking to the front of the property on a block paved fore garden and a generous rear garden with a patio area.

The property briefly comprises through hall,, spacious lounge/dining room opening into the conservatory area. There is also stunning fully fitted dining kitchen with with access to the garage, tiled floor and French doors to the rear garden. On the first floor are four bedrooms and two luxury bathrooms. - one being ensuite.





Property Specification

SPACIOUS DETACHED FAMILY HOME
THROUGH HALL & PORCH
SPACIOUS LOUNGE / DINER
CONSERVATORY
BREAKFAST KITCHEN

Entrance Hallway

Lounge/Diner 24' 8" x 10' 10" (7.51m x 3.31m)

Conservatory 12' 7" x 8' 11" (3.83m x 2.72m)

Kitchen/Diner 17' 1" x 9' 7" (5.20m x 2.93m)

Bedroom One 12' 2" x 10' 8" (3.70m x 3.24m)

Bedroom Two 12' 2" x 7' 9" (3.71m x 2.36m)

Bedroom Three 10' 9" x 9' 11" (3.27m x 3.02m)

Bedroom Four 9' 2" x 7' 7" (2.79m x 2.31m)

Family Bathroom

Shower Room

Garage

Agent's Note:

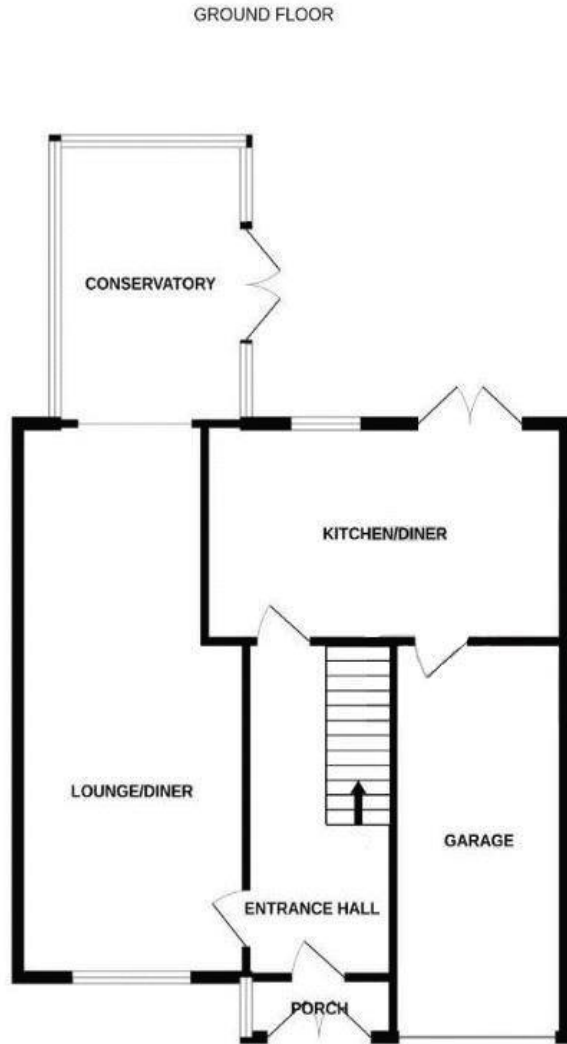
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 24th October 2023

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

