



**Redruth Close, Walsall WS5 3ER**

**welcome to**

## **Redruth Close, Walsall**

Three-bedroom detached house on the popular Park Hall estate in Walsall with driveway, side garage, large sitting room, fitted kitchen, utility/guest WC, three bedrooms, and family bathroom.

### **Agent Note**

Council Tax Band D

### **Entrance Porch**

Single glazed window and door to the front of the property, radiator

### **Lounge / Diner**

26' 3" x 12' 1" ( 8.00m x 3.68m )

Double glazed window to the front of the property,  
Double glazed sliding door to the rear of the property, two radiators

### **Kitchen**

19' into recess x 10' 2" into recess ( 5.79m into recess x 3.10m into recess )

Double glazed window to the side and rear of the property, double glazed door to the rear garden, a range of wall and base units with a roll top worksurface, integrated hob and oven

### **Utility Room**

8' 4" x 4' 11" ( 2.54m x 1.50m )

WC, pedestal sink, radiator, plumbing for washing machine

### **Landing**

Double glazed window to the side of the property, loft access, storage cupboard housing wall mounted boiler

### **Bedroom One**

12' 3" x 12' 1" ( 3.73m x 3.68m )

Double glazed window to the rear of the property, radiator

### **Bedroom Two**

15' 8" into recess x 10' into recess ( 4.78m into recess x 3.05m into recess )

Double glazed window to the front of the property, radiator, built in wardrobe

### **Bedroom Three**

13' 5" x 10' 6" into recess ( 4.09m x 3.20m into recess )

Double glazed window to the front of the property, radiator

### **Bathroom**

Double glazed window to the rear, bath with mixer tap and over shower, WC, pedestal sink, heated towel rail,

### **Rear Garden**

Patio and lawn area





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welcome to

## Redruth Close, Walsall

- THREE BEDROOM
- DETACHED HOUSE
- POPULAR PARK HALL ESTATE
- DRIVEWAY
- PORCH ENTRANCE

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over  
**£315,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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