PAUL CARR Estate Agents Sales & Lettings

Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

Bodmin Rise, Park Hall
Walsall, WS5 3HY

Offers in the Region Of £425,000

Paul Carr Estate Agents are delighted to present to market this well-proportioned four-bedroom detached house, set in the popular Park Hall area of Walsall. Located in a cul-de-sac setting with a pleasant outlook to the rear, the property offers balanced accommodation, well suited to family living.

The ground floor comprises a spacious lounge, bathed in light from a large window to the front and double doors leading into the separate dining room which, in turn, leads through to a sunroom, providing an additional sitting area overlooking the garden. A well-appointed kitchen / breakfast room offers practical space for everyday culinary needs and there is also a ground floor shower room, adding useful flexibility to the layout. On the first floor, the property provides four bedrooms and a family bathroom.

Externally, there is a neatly tended rear garden and driveway parking to the front of the property leading to a garage, offering both off-road parking and additional storage.

Park Hall Estate is well regarded within Walsall, with local schooling and amenities available nearby and within the wider area. Walsall town centre offers shopping, leisure facilities and further services, including Walsall Arboretum, a large historic park with lakes, play areas and walking routes. Public transport links provide straightforward travel within the local area, with major road and rail networks accessible nearby, facilitating travel further afield.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas, electricity, water and drainage.

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014 or via Aldridge@paulcarrestateagents.co.uk

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.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Hall

Lounge
6.34m (20'10") max x 4.02m (13'2")

Dining Room
3.63m (11'11") x 2.73m (9')

Sun Room
2.72m (8'11") max x 2.68m (8'10") max

Kitchen / Breakfast Room
5.73m (18'10") x 3.06m (10'1")

Shower Room
2.34m (7'8") x 1.74m (5'8")

Garage
5.72m (18'9") x 2.34m (7'8")

Landing

Bedroom 1
4.02m (13'2") x 3.65m (12')

Bedroom 2
4.02m (13'2") x 2.78m (9'1")

Bedroom 3
2.90m (9'6") x 2.80m (9'2")

Bedroom 4
2.56m (8'5") plus cupboard x 2.00m (6'7")

Bathroom
3.20m (10'6") x 1.77m (5'10") max

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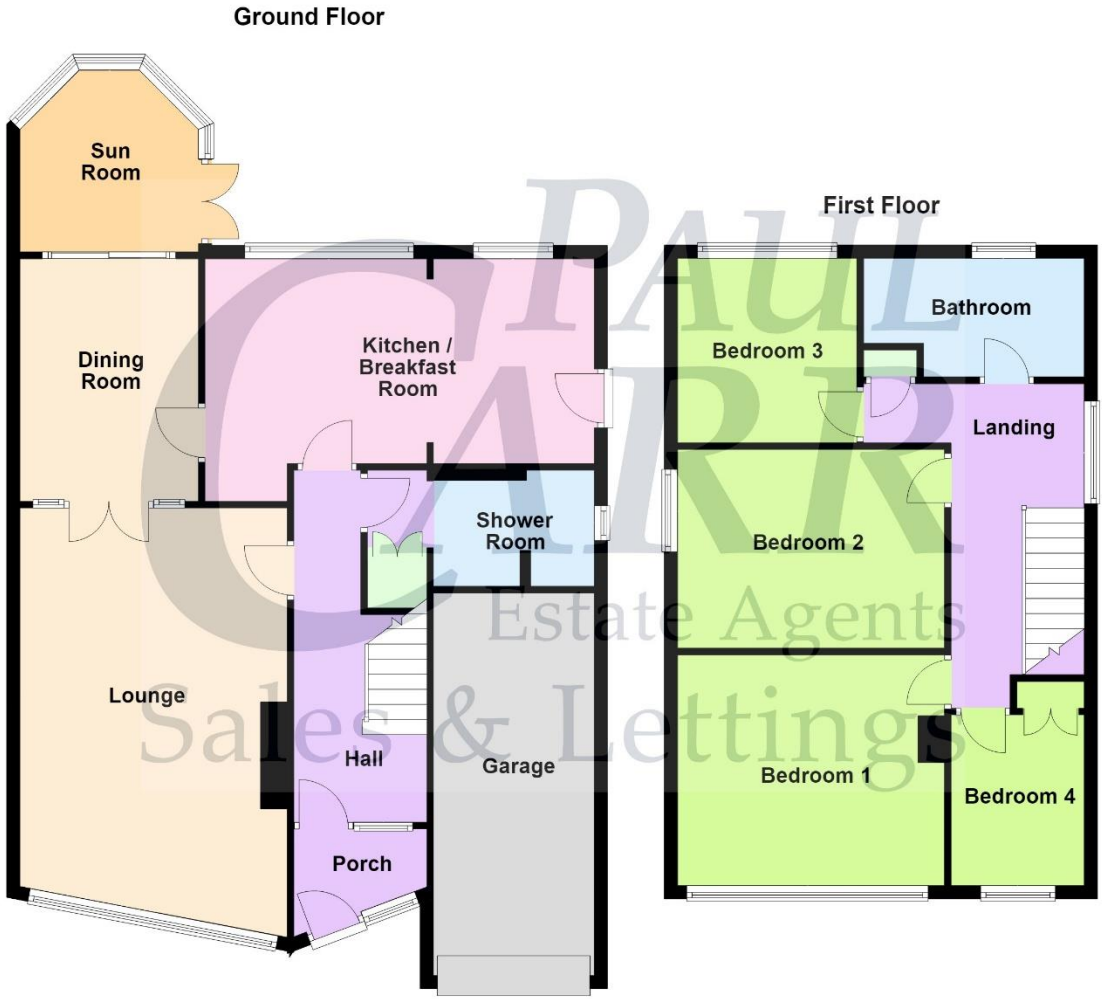
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

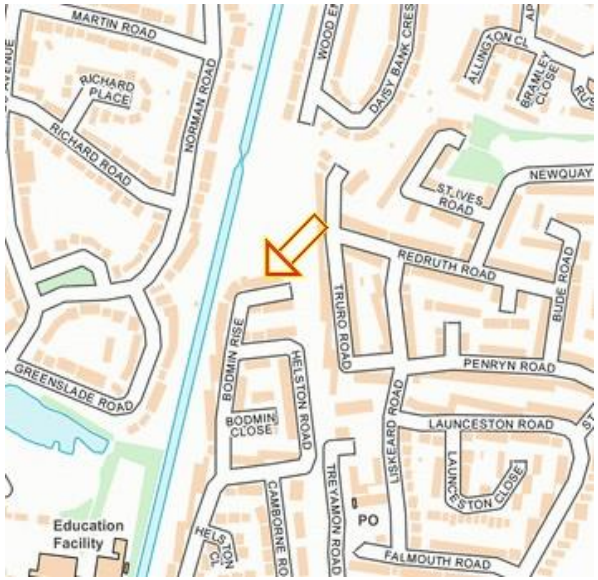
NEW

INSTRUCTION

AWAITING

EPC

Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman

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