



Simmonds Way, Walsall

In Excess of £375,000

 **NEWTON FALLOWELL**

Simmonds Way

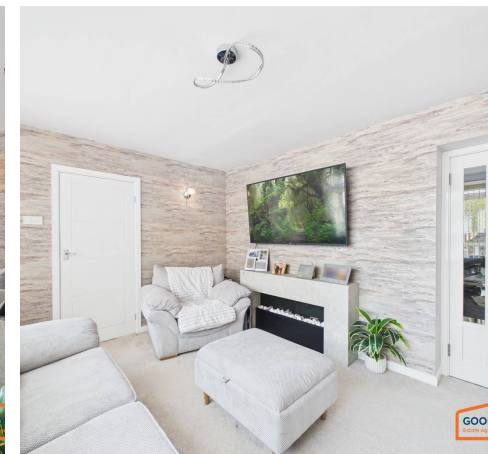
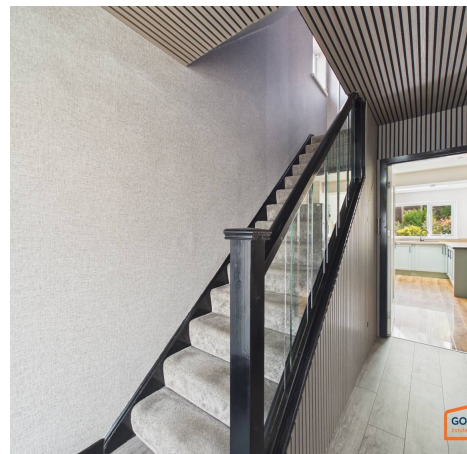
Brownhills

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Fully renovated family home
- Four sizeable bedrooms
- Modern fitted Kitchen and separate Utility
- Family bathroom and downstairs w.c.
- Off road parking for 4 vehicles
- Private enclosed rear garden
- Close to local amenities
- Good transport links





Living room

A bright, neutrally decorated living room featuring a large window allowing in plenty of natural light and double doors that flow into the dining area.

Dining room/Sitting room

This large open space features a dining area and additional seating area, making it the perfect spot for family time and entertaining.

Kitchen

A beautifully presented, light and spacious contemporary kitchen featuring an attractive range of sage green units complemented by wood effect worktops, creating a welcoming and modern finish.

Utility

Utility area having space for two appliances and separate W.C.

Bedroom

A former garage professionally converted into a comfortable bedroom with full planning permissions.

Bedroom

A large double bedroom at the front of the home featuring convenient built-in storage.

Bedroom

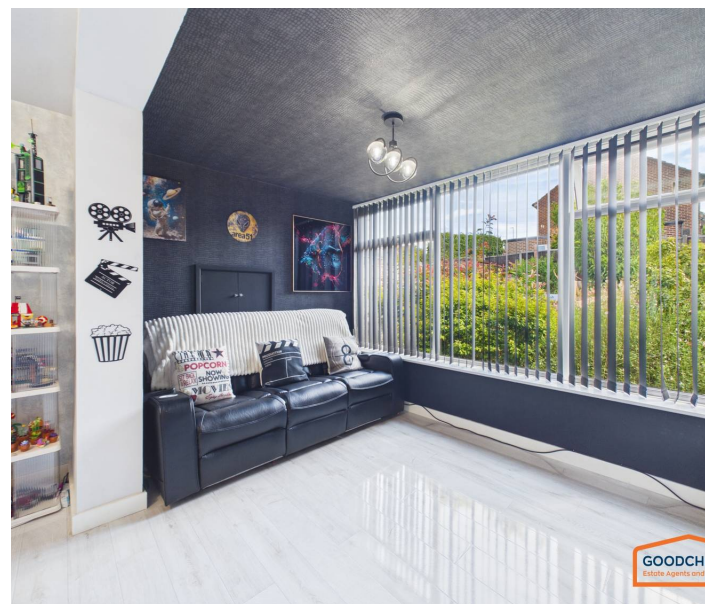
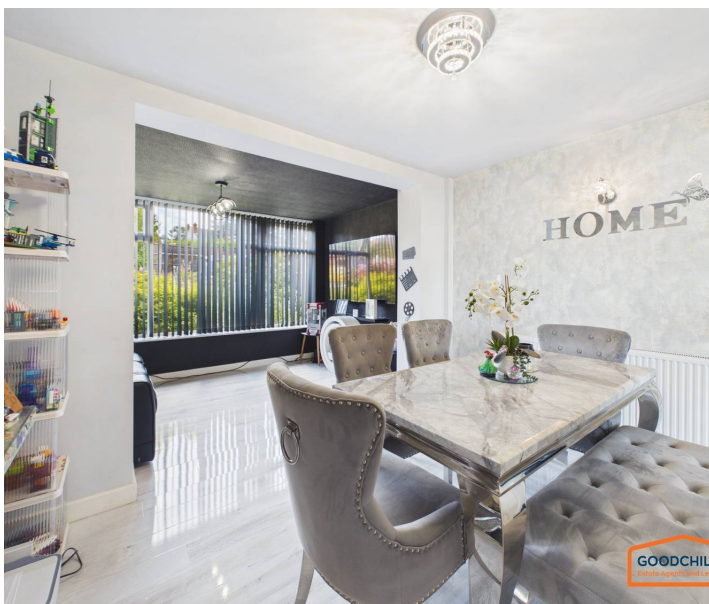
A spacious double bedroom located at the rear of the property.

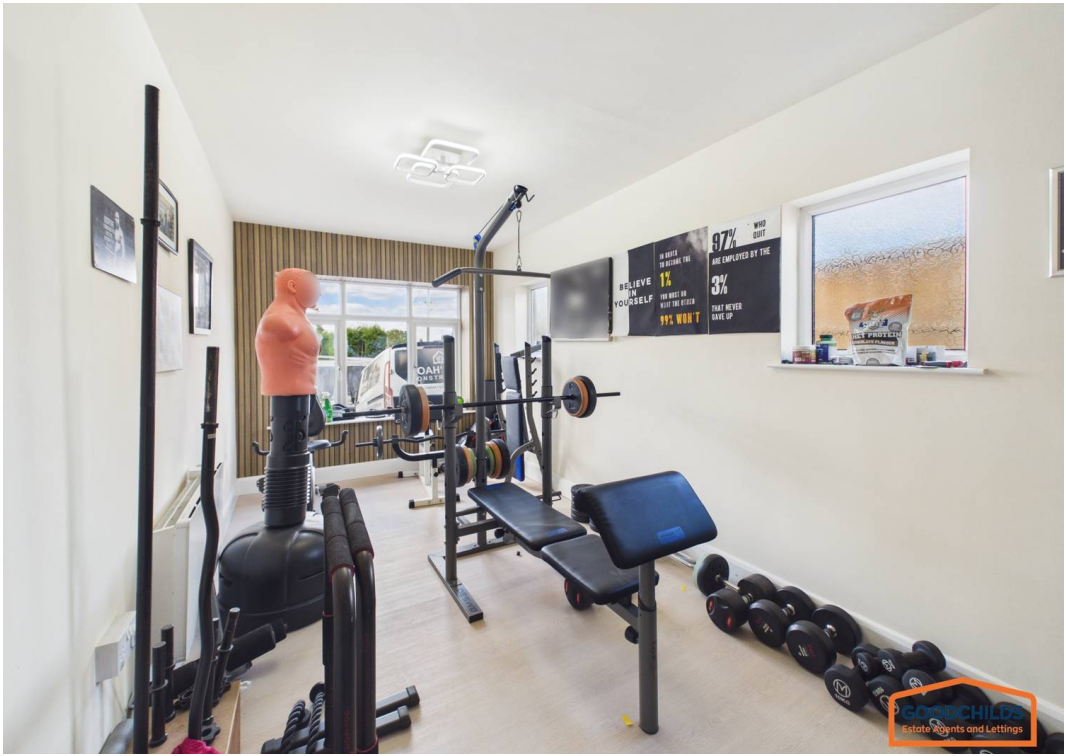
Bedroom

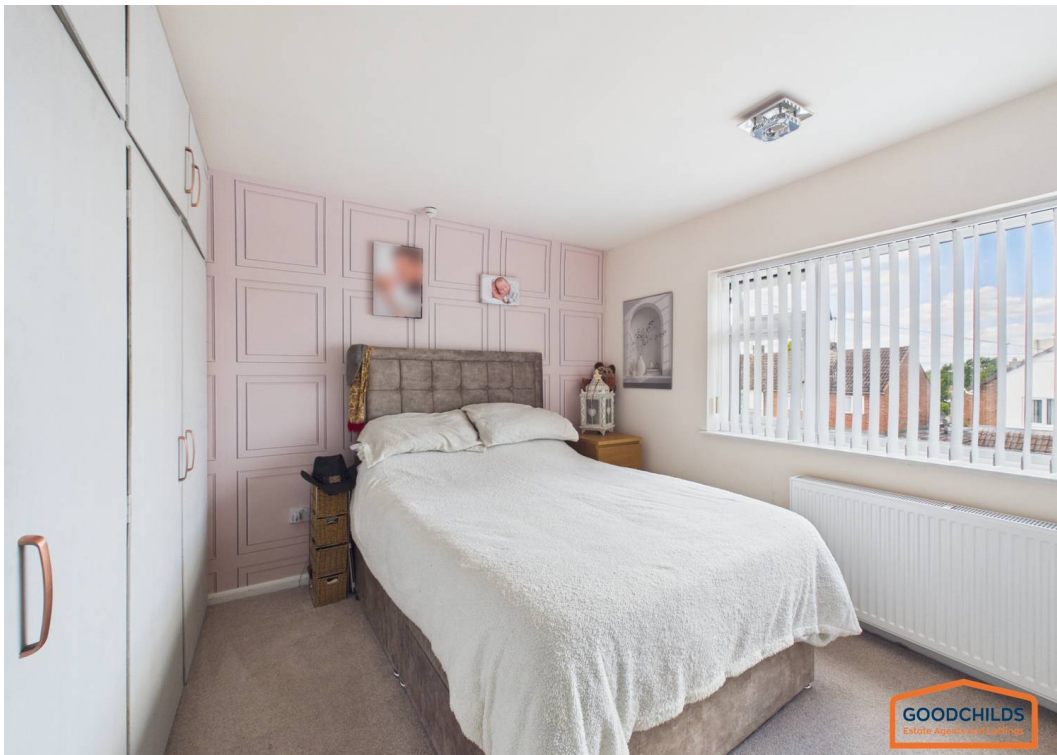
This single front-facing bedroom features a clever cabin bed built over the bulk head, making it an ideal children's room or a spacious home office.

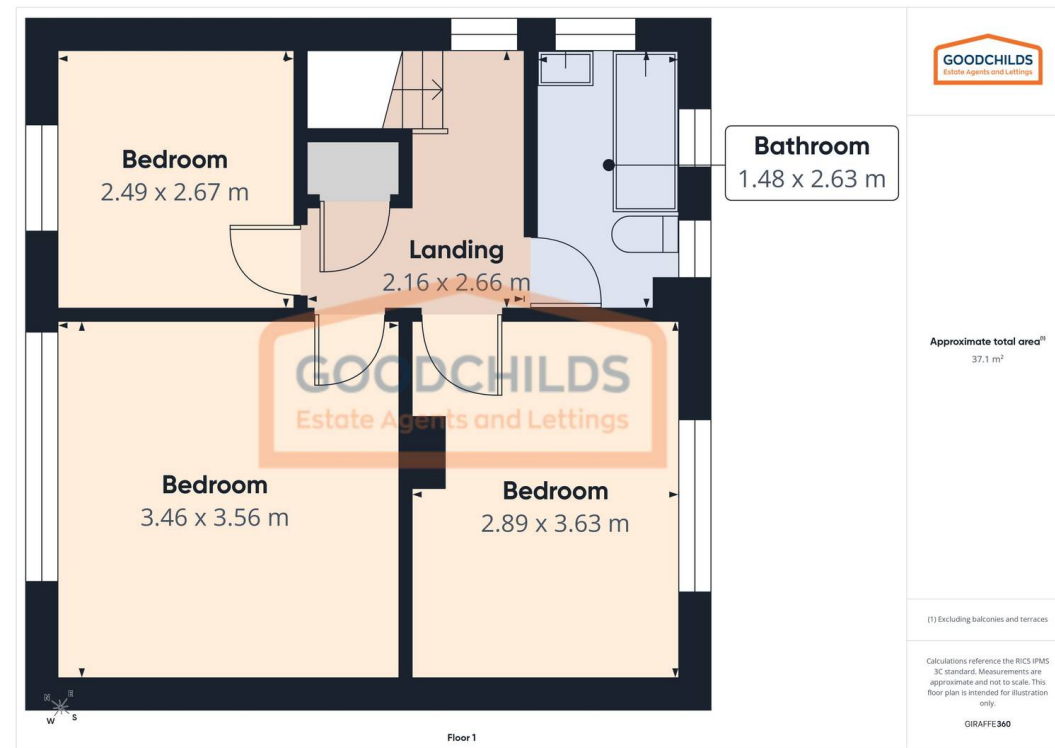
Bathroom

A fully tiled bathroom featuring an electric rainfall shower over the bath, plus a fitted vanity basin and toilet.











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