



Gorway Gardens,
Walsall, WS1 3BJ

Offers in the Region Of £575,000

Walsall

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On the market for the first time in decades, this fabulous, three-bedroom bungalow has been sympathetically modernised, carpeted and comprehensively redecorated. Set on a generous plot in a quiet, sought after Cul-de-Sac off Gorway Road, the bungalow provides deceptively spacious accommodation and is offered for sale with no onward chain. The spacious lounge features a fireplace and a large window to the front, flooding the room with natural light and creating a comfortable main reception space. A further living room sits off the kitchen, benefiting from a roof lantern and bifold doors, providing views over and direct access to the large, attractive rear garden, providing an excellent setting for everyday living and entertaining and seamlessly linking indoor and outdoor spaces.

The large kitchen is fitted with a range of units, integrated double oven and microwave, gas cooker point, plumbing for a dishwasher, access to built-in cupboards and double-glazed doors leading into the living room.

Bedroom one is a generous double with built-in wardrobes and access to an ensuite shower room featuring walk-in rain shower, twin wash basins and WC. There are two further double bedrooms - one of which features built in wardrobes and the other has a door to the sunroom with garden access. Externally, the bungalow includes driveway parking to the front and a double garage with utility area, together with a large, well-planted mature rear garden with sheds and a greenhouse. The generous plot offers the potential to extend, subject to planning permission. The double garage could be converted to provide additional accommodation if required. Gorway Gardens is well placed for the amenities of Walsall, including a range of shops, cafes and a major hospital. Leisure facilities such as the local cricket, bowls, tennis and rugby clubs are nearby. Walsall Arboretum and Country Park are a short drive away, providing excellent space for recreation or exercise.

There are nearby schooling provisions for both primary and secondary age children, with Queen Mary's Grammar School and the Walsall Campus of the University of Wolverhampton only a short distance away.

The property is ideally situated for commuters with excellent bus and rail links nearby. Walsall also offers good road access to the M6, M5 and wider West Midlands.





Property Specification

Lounge	6.83m (22'5") x 3.64m (11'11")
Dining Room	4.97m (16'3") x 3.01m (9'11")
Kitchen	5.60m (18'5") max x 3.73m (12'3") max
Bedroom 1	4.51m (14'10") plus recess x 2.95m (9'8") to wardrobe front
En-suite	2.73m (8'11") x 1.46m (4'9")
Bedroom 2	3.62m (11'10") x 3.03m (9'11") to wardrobe front
Bedroom 3	4.07m (13'4") x 2.56m (8'5")
Sun Room	
Bathroom	2.27m (7'5") x 2.02m (6'8")
Double Garage with Utility Area	4.78m (15'8") x 4.66m (15'3") plus utility area

Viewer's Note

Services connected:	Gas, Water, Electricity and Drainage
Council tax band:	E
Tenure:	Freehold

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.

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Came on the market:

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

