



62 Northumberland Way,
Walsall, WS2 7BF

Offers in the Region Of £195,000

Walsall

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Paul Carr Estate Agents are delighted to offer for sale this neatly presented, modern end-terraced property, set in a popular residential location.

The house offers two generously sized double bedrooms. The master bedroom benefits from an en-suite shower room. The second double bedroom is equally spacious and there is a stylish bathroom off the landing which boasts a modern white suite.

The property boasts a single, well-proportioned reception room that serves as a generous lounge and diner. It comes with convenient access to built-in storage and French windows that lead to the rear of the house.

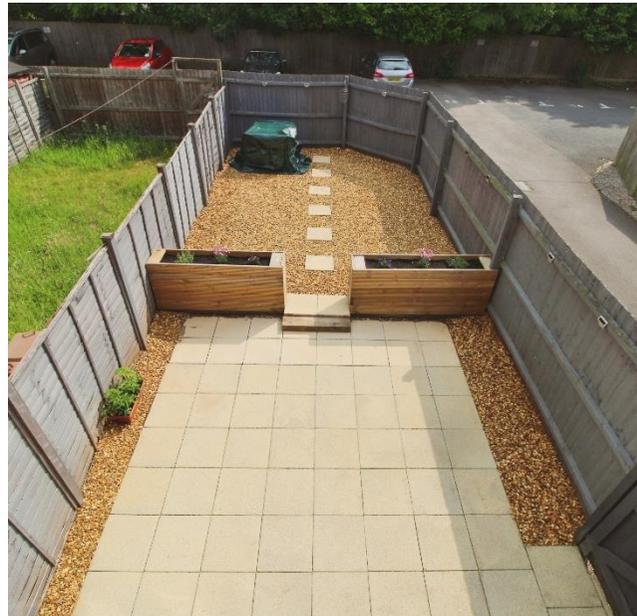
The kitchen is a true highlight of the property and has been fitted with a range of units, an integrated oven and hob, and has plumbing for a washing machine. One of the desirable features of this property is the guest WC, a practical addition for when you have visitors.

Externally, the property does not disappoint, with a low maintenance garden that is perfect for those who enjoy outdoor living without the hassle of intensive gardening.

Parking should never be a problem with the added benefit of three parking spaces available. In conclusion, this is a well-presented, well-positioned property that would suit a range of buyers.

With its spacious accommodation and desirable location, this property is not to be missed.





Property Specification

Hallway

Lounge/Diner -	4.70m (15'5") x 3.98m (13'1") max
Kitchen -	3.01m (9'11") x 1.85m (6'1")
WC -	1.56m (5'1") x 0.90m (2'11")
Bedroom 1 -	3.98m (13'1") x 2.54m (8'4") max
En-suite -	3.05m (10') x 1.00m (3'3")
Bedroom 2 -	3.05m (10') x 2.88m (9'6")
Bathroom -	2.02m (6'8") x 1.85m (6'1")

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: 11th June 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(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

