



74 Lichfield Road,
Walsall, WS4 2DL

Offers in Excess of £450,000

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Paul Carr Estate Agents are delighted to offer for sale this deceptively spacious, four-bedroom detached bungalow, set in a well-connected residential area of Walsall, within easy reach of local amenities, schools and transport links and offered for sale with no onward chain.

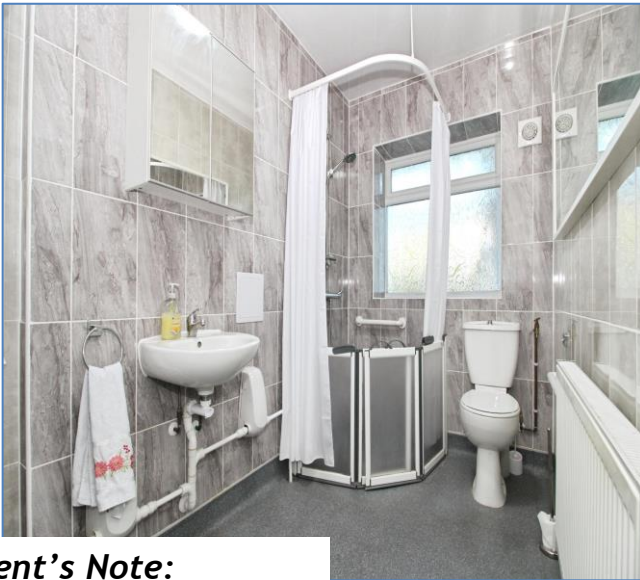
The property provides two reception rooms, including a light and spacious lounge with fireplace and a separate dining / family room with bay window to the front elevation. The well-planned kitchen features a range of fitted units, breakfast bar overlooking the rear garden, gas cooker point, and plumbing for a washing machine, with the added benefit of access to a utility area.

Sleeping accommodation comprises two double bedrooms, one with fitted wardrobes, and two good sized single bedrooms. The main wet-room offers two shower areas, WC and wash basin, while an additional shower room includes a shower cubicle, WC and wash basin and there is a further guest WC off the inner hallway. The former garage has been converted to a versatile hobby / play room, providing useful extra space.

Externally, there is a generous driveway to the front and a good sized rear garden featuring a covered patio area and a brick-built garden store.

The bungalow is conveniently placed for nearby schools in the Walsall area and everyday shopping on Walsall town centre high street. Green spaces such as Walsall Arboretum offer attractive walking routes and recreational facilities. Public transport links are accessible, with Walsall railway station providing services towards Birmingham and beyond, with journey times to central Birmingham typically around 20-25 minutes. Bus routes in the vicinity connect to surrounding neighbourhoods and the wider West Midlands.





Property Specification

IMPRESSIVE, DETACHED BUNGALOW
DECEPTIVELY SPACIOUS ACCOMMODATION
GENEROUS OVERALL PLOT
TWO SPACIOUS RECEPTION ROOMS
WELL-APPOINTED KITCHEN

Lounge 5.18m (17') x 3.53m (11'7")

Kitchen 4.63m (15'2") max x 3.00m (9'10")

Dining / Family Room 4.86m (15'11") x 3.78m (12'5") plus bay

Hobby / Play Room 4.36m (14'4") x 2.58m (8'6")

Bedroom One 3.90m (12'10") x 3.46m (11'4")

Bedroom Two 3.64m (11'11") x 3.42m (11'3")

Bedroom Three 2.70m (8'10") x 2.70m (8'10")

Bedroom Four 3.64m (11'11") max x 2.58m (8'6")

Wet Room 3.90m (12'9") max x 1.76m (5'9")

Utility 2.58m (8'6") x 2.24m (7'4")

Shower Room 1.83m (6') x 1.55m (5'1")

max

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:

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 £40 + VAT (£48 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.

Viewer's Note:

Services connected: Gas, Electric, Drainage & Water
Council tax band: E
Tenure: Freehold

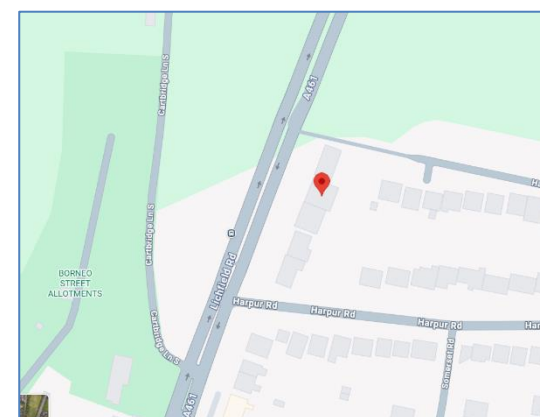
Floor Plan

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

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



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Plan produced using PlanUp.