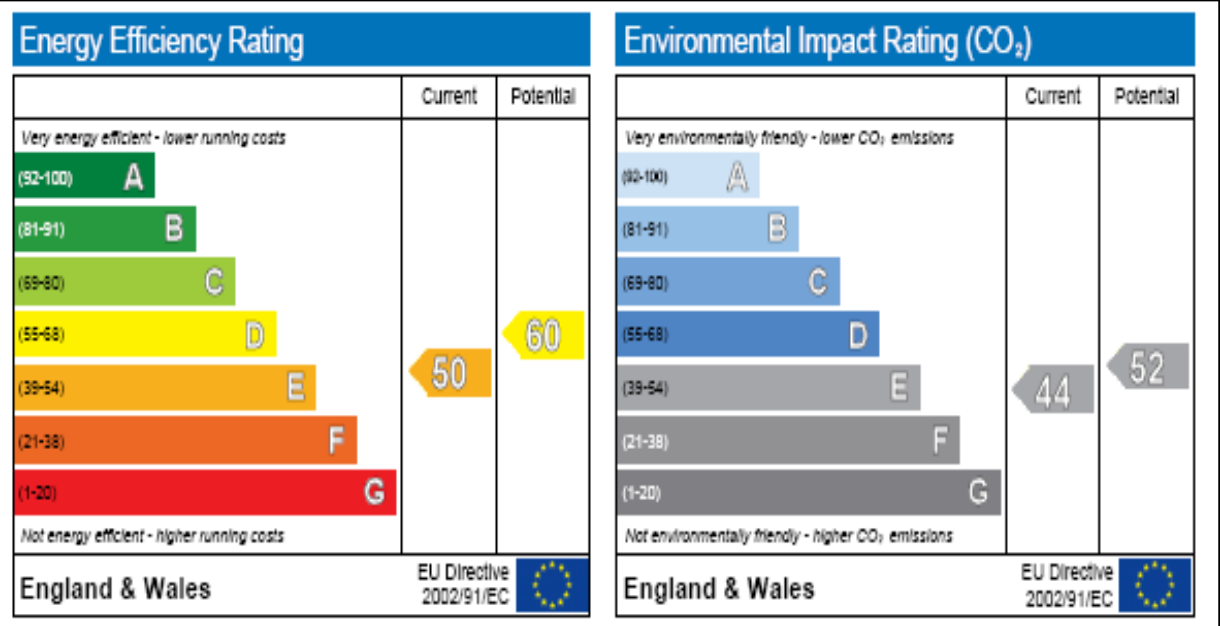


ripheral borders with outside lighting, timber garden chalet.



GENERAL INFORMATION

TENURE

We are advised by the Vendor that the property is **Freehold**, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band ‘ E ’.

SERVICES

All mains services are connected to the property. A British Telecom phone is installed subject to the usual regulations.

FIXTURES & FITTINGS

Curtains rails as fitted together with other items detailed in these particulars are included in the sale and will pass with the property.

VIEWING

By prior telephone appointment with Edwards Moore, Walsall Office on 01922 615222.

Note: Edwards Moore for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Edwards Moore has any authority to make or give any representation or warranty whatever in relation to this property.



2 Richard Place, Brookhouse, Walsall, WS5 3QP
PVM/4399/0708

Enclosed Porch, Hall, Lounge/Dining Room,
Conservatory, Fitted Breakfast Kitchen, Utility,
Useful Store, Two Double Bedrooms, Refitted Bathroom,

Outside: Double Side by Side Garage,
Corner Plot with Landscaped Front and Rear Gardens.

Offers £285,000

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DARWALL STREET
WALSALL WS1 1DA

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FAX: 01922 746440

EMAIL: wallsales@edwardsmoore.co.uk



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PVM/4399/0708

THE PROPERTY

A highly desirable comprehensively modernised and improved detached bungalow residence occupying a choice corner position in a quiet cul-de-sac within a sought after established residential area of South Walsall. Local amenities are available close by including convenience shops at Park Hall and Sutton Road, Public transport services and recreational facilities with the Arboretum Extension Parkland within easy walking distance and several Golf, Rugby and Cricket Clubs nearby. The property is also convenient for Walsall Town Centre and access to the M5/6 Midlands motorways at Junctions 7 and 9 for travelling further a field.

The bungalow occupies a splendid corner plot with dwarf brick boundary wall and landscaped gardens with shaped lawns and inset borders with ornamental shrubs and conifers. A sweeping tarmac driveway edged with block paving provides ample off road parking and also leads to the double side by side garage with electrically operated up and over doors. The bungalow has been modernised and improved throughout to provide well appointed accommodation with the benefit of gas central heating and sealed unit double glazing with powder coated aluminium frames in a hardwood surround for easy maintenance. Additional feature include decorative plaster cornices and ceiling roses, built in bedroom furniture and comprehensively refitted kitchen and utility with medium Oak units. The bathroom has also been refitted with white rope edge sanitary ware and half tiled walls.

In more detail the accommodation comprises:- (all measurements approximate)

HARDWOOD SEALED UNIT FRONT DOOR with bell push to

ENCLOSED PORCH with quarry tiled floor, wall light fitting and inner double Georgian style hardwood doors leading into

RECEPTION HALL with radiator, double power point, Honeywell central heating time control / programmer and deep linen storage cupboard with fitted shelving,

LOUNGE/DINING ROOM measuring 23' 10" x 13' 5" (7.26m x 4.09m) and 10' 7" (3.23m)

LOUNGE AREA having decorative Adam style fire surround with marble back and hearth fitted with living flame gas coal fire and radiator,



Ornate plaster archway to



DINING AREA

having five double power points, BT telephone point, two side sealed unit windows, patio door to

SEMI-CIRCULAR CONSERVATORY measuring 12' 0" x 12' 0" (3.66m x 3.66m)



with powder coated aluminium frames with sealed unit double glazing having double French doors to rear garden, two double power points and laminate floor.



BREAKFAST KITCHEN measuring 11' 8" x 11' 5" (3.56m x 3.48m)

comprehensively refitted with light Oak units including L'Shaped range of base cupboards and drawers with inset double bowl sink top and Ariston ceramic hob with fan assisted oven below and feature canopy above with fan and lighting flanked by matching wall cupboards, inset pelmet lighting, additional wall cupboard with centre plate rack, four double and one single power points, three sealed unit windows with aspect to front and additional window to rear garden, larder and airing cupboards, laminate floor.

Archway to

UTILITY measuring 10' 9" x 6' 8" (3.28m x 2.03m) with range of matching base and wall units with cupboards and drawers, extended laminate work top with space below for appliances and plumbing for dishwasher and washing machine, sealed unit door and window to rear garden and window with aspect over front garden, three double and two single power points, wall mounted combination gas central heating boiler heating radiators detailed and domestic hot water on demand. Doors to garage and front driveway.

DEEP WALK-IN STORE with fitted shelving, double power point and space for freezer.

AN ORNATE PLASTER ARCHWAY leads from the main hall to inner hall with recessed fitted shelving, double and single power points, loft access hatch, extending aluminium ladder to boarded loft space with lighting, fitted shelving and eaves storage cupboard.

CLOAKS CUPBOARD with interior rail and shelf.

BEDROOM ONE measuring 15' 0" x 10' 7" (4.57m x 3.23m) with L'Shaped range of fitted wardrobes with part mirrored doors and centre bed position with fitted



cupboards above and concealed lighting, radiator, three double power points, BT telephone point and sealed unit window with aspect over the front garden.

BEDROOM TWO measuring 11' 8" x 10' 8" (3.56m x 3.25m) with double built in wardrobes, radiator, two double power points, sealed unit windows in two walls and fitted wardrobe with four doors with inset mirrors.

REFITTED BATHROOM with half tiled walls and white rope edge suite comprising corner Jacuzzi bath with brass telephone style shower/mixer tap over, vanity basin, bidet and low level close coupled w.c, all with brass fittings, radiator, two sealed unit windows, feature plaster arch, ceiling and wall light fittings and electric shaver socket.

OUTSIDE

ATTACHED DOUBLE GARAGE measuring 16' 8" x 17' 11" (5.08m x 5.46m) and 19' 11" (6.07m) max, with two electronically operated remote control up and over doors, fitted shelving, sealed unit windows to side and rear, two double power points and fluorescent strip lighting.

The property occupies a prominent corner position with landscaped foregardens and extensive tarmac driveway edged with block paving, gated pedestrian access leads to the enclosed rear garden being fully landscaped with paved patio areas, dwarf walls and pe-

