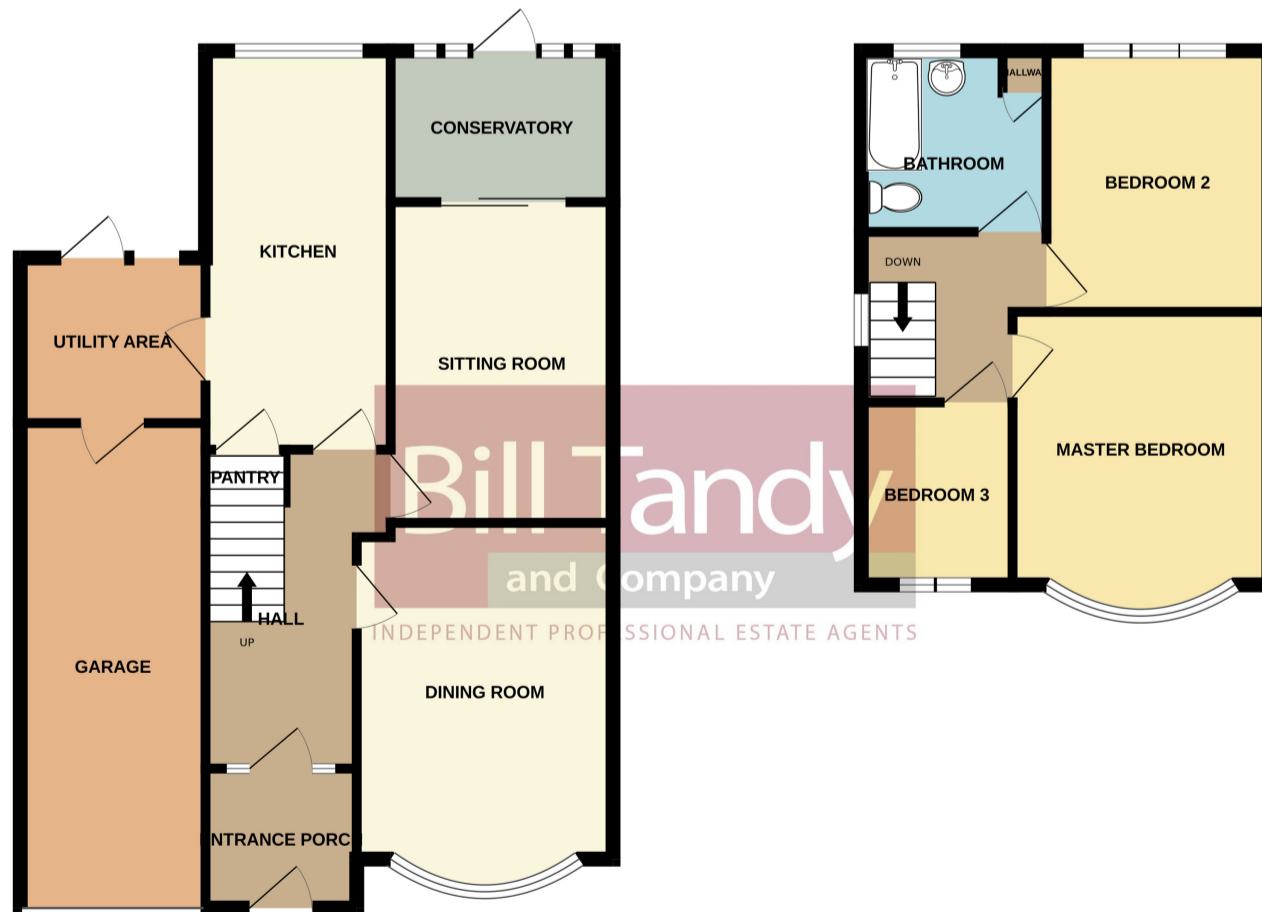




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**5 Collins Road, Shire Oak, Walsall,
West Midlands, WS8 7AW**

**£290,000 Freehold
NO CHAIN**

Mature, extended detached and much loved former family home that is offered to the market for the first time in many years. Situated in this ever popular location, the property is offered for sale with no onward chain and provides great potential to create a home to personal tastes and with potential for extension, subject to any necessary planning. Accommodation briefly comprises entrance porch, reception hall, dining room, conservatory, kitchen and utility area. To the first floor three bedrooms and bathroom. Externally there are well maintained gardens, driveway and single garage.



SHIRE OAK

The property is conveniently situated for the high standard of local amenities and shops in addition to all levels of schooling, the Shire Oak Academy being around five minutes walk away. The centres and facilities of Cannock, Lichfield and Walsall are all readily accessible and for the commuter the A5, A38 and M6 Toll Road are within easy reach, providing access to the national motorway network. The Cross City line to Birmingham can be accessed at Bloxwich railway station, around four miles away, whilst there is an hourly service to London Euston from Lichfield Trent Valley .

ENTRANCE PORCH

Accessed via a double glazed entrance door, with matching side panels.

RECEPTION HALL

Accessed via a timber and multi paned entrance door. With stairs rising to the first floor. Central heating radiator.

DINING ROOM

13' 2" x 12' 1" (4.01m x 3.68m) With feature circular bay to front, double glazed window. central heating radiator.

SITTING ROOM

11' 11" x 11' 0" (3.63m x 3.35m) With sliding double glazed patio doors opening to the conservatory. Central heating radiator.

CONSERVATORY

10' 10" x 8' 0" (3.30m x 2.44m) With Double glazed door opening to the rear garden, with matching side windows. Central heating radiator.

KITCHEN

17' 4" x 7' 4" (5.28m x 2.24m) With a range of units at eye and base level providing work surface, storage and



appliance space. One and a quarter bowl sink unit with mixer tap over, hob with extractor over and electric oven beneath, plumbing for washing machine, understairs storage cupboard, double glazed window to the rear elevation, central heating radiator, down lighters and door accessing the utility area.

UTILITY AREA

7' 6" x 7' 4" (2.29m x 2.24m) With Belfast style sink unit, space for a dryer, modern wall mounted Worcester central heating boiler, door opening to the rear garden.

LANDING

With opaque double glazed window to the side elevation. Access to the roof space.

BEDROOM ONE

13' 2" x 12' 1" (4.01m x 3.68m) With circular bay to the front elevation, double glazed window, central heating radiator.

BEDROOM TWO

11' 11" x 11' 1" (3.63m x 3.38m) With double glazed window to the rear elevation. central heating radiator.



BEDROOM THREE

7' 4" x 6' 4" (2.24m x 1.93m) With double glazed window to the front elevation. Central heating radiator.

BATHROOM

Comprising a suite in white of panelled bath with electric Mira Sport shower over, wash hand basin with storage beneath, W.C. Opaque double glazed window to the rear elevation, Chrome style heated towel rail, airing cupboard and tiled walls.

OUTSIDE

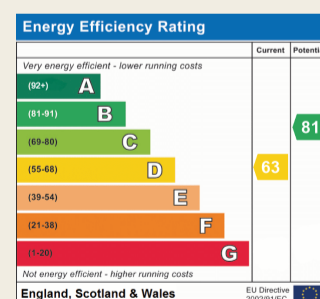
The property is set back from the pavement behind a low wall frontage with block paved driveway leading through to the garage, Lawned fore garden with stocked borders. To the rear an easily maintainable garden including an area of lawn, borders, shed and green house, all of which is enclosed.

GARAGE

15' 11" x 7' 9" (4.85m x 2.36m) With electric up and over door. Service door to the utility area.



EPC TBC



TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk



accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

COUNCIL TAX BAND C Walsall District Council

Whilst we endeavour to make our sales details

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.