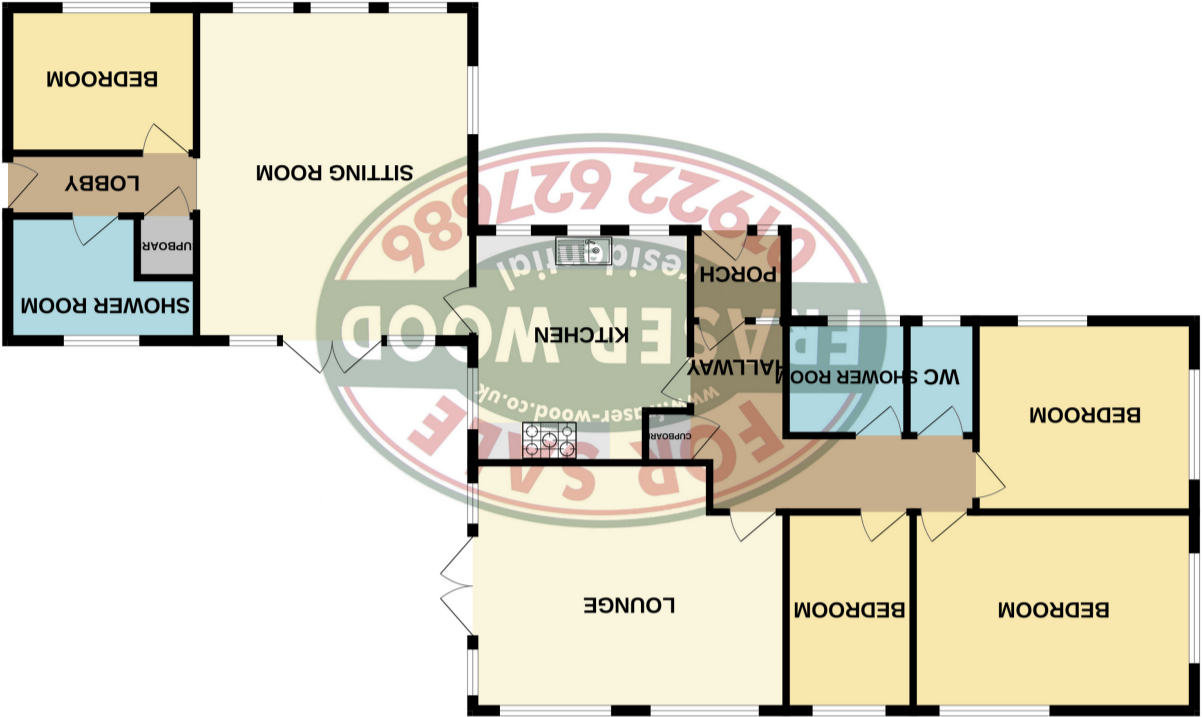


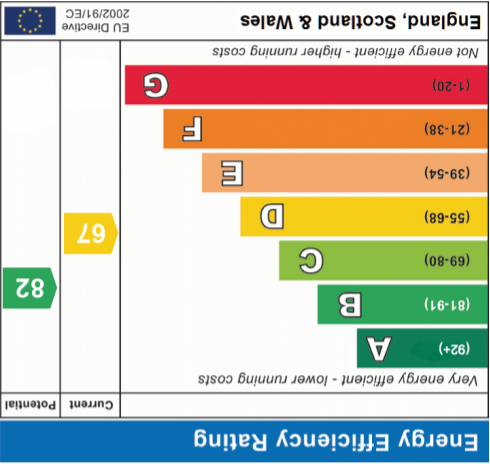


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

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 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 operation or efficiency can be given.  
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GROUND FLOOR



62 Norman Road, Walsall, WS5 3QN

OFFERS REGION £460,000



**62 NORMAN ROAD, BROOKHOUSE, WALSALL**

This spaciously proportioned detached bungalow occupies a pleasant position on the popular Brookhouse Estate, conveniently situated for all amenities including local shopping facilities at Gillity Village, public transport services to neighbouring areas and the M6 Motorway at Junction 7 is within approximately 5km providing access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain involved, the accommodation, which must be viewed to be appreciated, briefly comprises the following:- (all measurements approximate)



**PORCH**

having UPVC entrance door, ceiling light point, tiled floor and UPVC double glazed window to side.

**RECEPTION HALL**

having UPVC entrance door, two ceiling light points, central heating radiator, coved cornices, loft hatch, built-in store cupboard and airing cupboard off housing the central heating boiler.

**LOUNGE**

5.10m x 4.02m (16' 9" x 13' 2") having two UPVC double glazed windows to side, ceiling light point, central heating radiator, wooden flooring and UPVC double glazed patio door to rear garden.



**SITTING ROOM**

5.40m x 4.49m (17' 9" x 14' 9") having two UPVC double glazed windows to front, pin spot lighting, central heating radiator, coved cornices, fireplace surround and UPVC double glazed patio door to rear garden.



**KITCHEN**

3.54m x 3.47m (11' 7" x 11' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, appliance space, plumbing for automatic washing machine, strip light, central heating radiator and UPVC double glazed windows to front and side.

**BEDROOM NO 1**

4.50m x 3.26m (14' 9" x 10' 8") having UPVC double glazed windows to side and rear, ceiling light point, central heating radiator and coved cornices.

**BEDROOM NO 2**

3.53m x 3.25m (11' 7" x 10' 8") having UPVC double glazed windows to front and side, ceiling light point and central heating radiator.

**BEDROOM NO 3**

3.46m x 2.07m (11' 4" x 6' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**SHOWER ROOM**

having shower cubicle with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, tiled floor and UPVC double glazed window to front.

**GUEST CLOAKROOM**

having low flush w.c. and double glazed window to front.

**LOBBY**

having UPVC double glazed door to side, pin spot lighting, built-in store cupboard, loft hatch and wooden flooring.



**BEDROOM NO 4**

3.05m x 2.37m (10' 0" x 7' 9") having UPVC double glazed window to front, ceiling light point and central heating radiator.

**SHOWER ROOM**

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator, tiled floor and UPVC double glazed window to rear.

**OUTSIDE**

**EXTENSIVE FOREGARDEN**

with lawn, a variety of trees and bushes and BLOCK PAVED DRIVEWAY providing off-road parking facilities.

**ENCLOSED REAR GARDEN**

with timber fencing surrounds, paved patio area, lawn, timber garden shed, summer house, side decking area and side access gate.

**SERVICES**

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

**TENURE**

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**FIXTURES & FITTINGS**

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

**COUNCIL TAX**

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band E with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/13/03/25

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**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

**NOTICE FOR PEOPLE VIEWING PROPERTIES**

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.