



22 Sutton Road, Walsall, WS1 2PD

OFFERS REGION £550,000

22 SUTTON ROAD, WALSALL

This spaciously proportioned, extended, five bedroomed semi-detached house occupies a pleasant and convenient position in this popular and sought after residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, a good range of both private and state schools for children of all ages and within approximately 7km distance of Junction 7, 9 or 10 of the M6 Motorway, which provide ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to fully appreciate the well presented family accommodation, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, tiled floor, coved cornices and stairs off to first floor.

LOUNGE

4.67m into bay x 3.85m (15' 4" x 12' 8") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator, coved cornices, picture rail and feature fireplace surround with log burner.

LIVING ROOM

4.17m x 4.00m (13' 8" x 13' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices, picture rail and feature fireplace surround with fitted gas fire.

DINING ROOM

3.40m x 3.36m (11' 2" x 11' 0") having double doors to rear garden, ceiling light point, central heating radiator, tiled floor, a range of fitted cupboards and with archway to Breakfast Kitchen.





BREAKFAST KITCHEN

6.02m x 4.73m (19' 9" x 15' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, marble work surfaces, splash back surrounds, gas cooker point with extractor hood over, tiled floor, appliance space, integrated appliances, pin spot lighting, under floor heating, breakfast bar, roof lantern, UPVC double glazed windows to side and UPVC double glazed sliding door to rear garden.



L-SHAPED UTILITY

having inset stainless steel sink unit, roll top work surfaces, appliance space, plumbing for automatic washing machine, central heating boiler, pin spot lighting, tiled floor, central heating radiator, UPVC double glazed window and door to rear garden.



SHOWER ROOM

having walk-in shower, wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator and extractor fan.

FIRST FLOOR LANDING

having UPVC double glazed window to side, two ceiling light points, central heating radiator and stairs off to second floor.

BEDROOM NO 1

3.88m x 3.58m (12' 9" x 11' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

BEDROOM NO 2

4.20m x 4.00m (13' 9" x 13' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and built-in wardrobe.

BEDROOM NO 3

3.38m x 2.43m (11' 1" x 8' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.



BEDROOM NO 4

2.87m x 2.20m (9' 5" x 7' 3") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

SHOWER ROOM

having shower tray with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, extractor fan and UPVC double glazed window to rear.



SECOND FLOOR BEDROOM NO 5

7.10m x 2.51m minimum (23' 4" x 8' 3") having double glazed oval window to side, pin spot lighting, wooden flooring, built-in store cupboard and built-in wardrobes.

OUTSIDE

BLOCK PAVED 'IN AND OUT' DRIVEWAY

providing off-road parking facilities for several vehicles.



ENCLOSED REAR GARDEN

having timber and walled surrounds, block paved patio area and mature lawn.

OUTBUILDINGS comprising:

SECTION ONE 6.93m x 2.45m (22' 9" x 8' 0") having UPVC double glazed windows, three strip lights and log burner.

SECTION TWO/STORE 3.08m x 2.92m (10' 1" x 9' 7") having UPVC door and strip light.

SIDE CARPORT/GARAGE

6.16m x 3.68m (20' 3" x 12' 1") having doors to front, power and lighting.

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 that the property is listed under Council Tax Band D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/19/12/24

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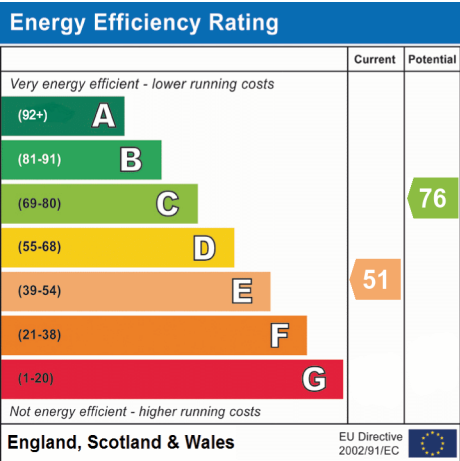
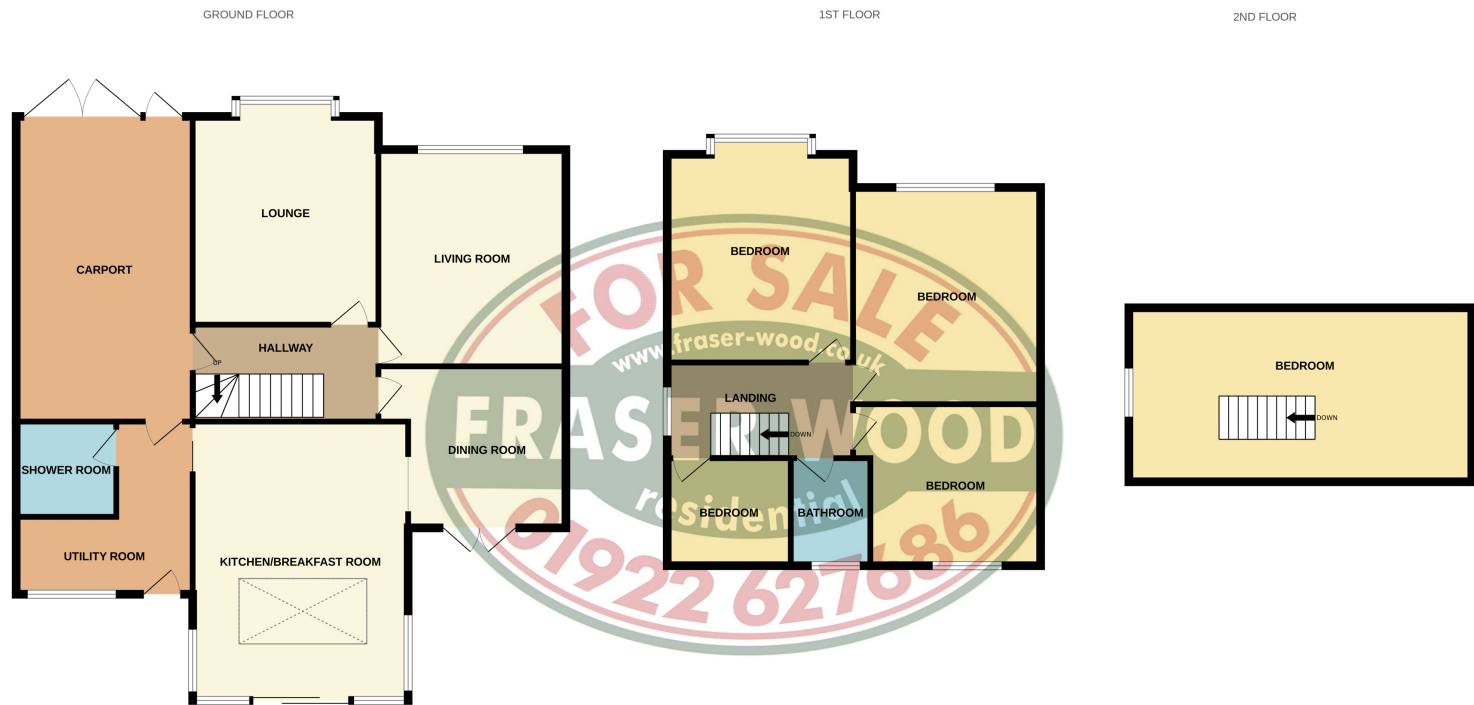
MONEY LAUNDERING REGULATIONS

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.



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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