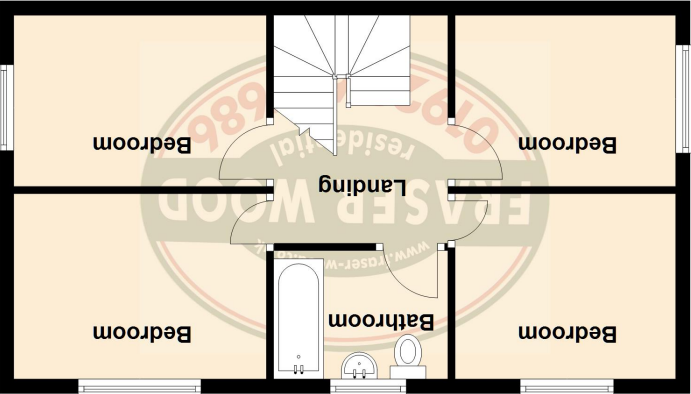


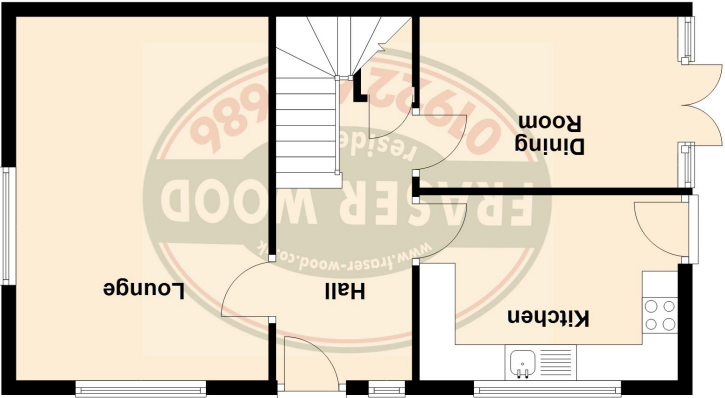


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

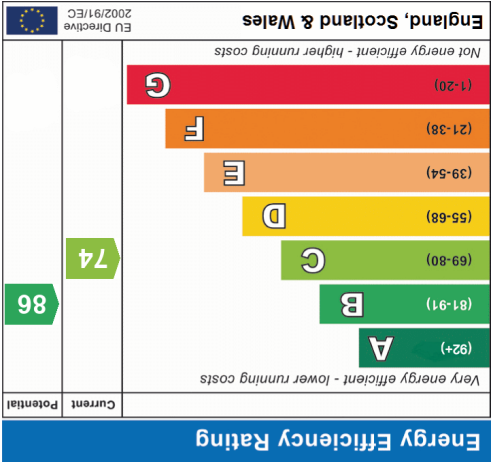
Total area: approx. 94.1 sq. metres (1012.6 sq. feet)



First Floor



Ground Floor



1 Camborne Road, Park Hall, Walsall, WS5 3JB

OFFERS REGION £365,000





**1 CAMBORNE ROAD, WALSALL**

This spaciously proportioned, four bedroomed, semi-detached house occupies a prominent corner position on the popular and sought after Park Hall Estate and is well served by all amenities including public transport services to neighbouring areas, local shopping facilities at Gillity Village, schools for children of all ages and Junction 7 of the M6 Motorway is within approximately 6km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

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

**RECEPTION HALL**

having UPVC entrance door, ceiling light point, central heating radiator, under stairs storage cupboard and stairs off to first floor.

**LOUNGE**

5.34m x 3.52m (17' 6" x 11' 7") having UPVC double glazed windows to front and side, ceiling light point, central heating radiator, coved cornices and feature electric fire.

**DINING ROOM**

3.52m x 2.56m (11' 7" x 8' 5") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator and coved cornices.

**FITTED KITCHEN**

3.56m x 2.56m (11' 8" x 8' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with five-ring gas hob with extractor hood over, appliance space, plumbing for automatic washing machine, ceiling light point, central heating radiator, tiled floor, UPVC double glazed window to front and UPVC door to rear garden.

**FIRST FLOOR LANDING**

having ceiling light point, loft hatch and coved cornices.

**BEDROOM NO 1**

3.56m x 2.62m (11' 8" x 8' 7") having UPVC double glazed window to side, ceiling light point, central heating radiator and coved cornices.

**BEDROOM NO 2**

3.56m x 2.56m (11' 8" x 8' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

**BEDROOM NO 3**

3.56m x 2.56m (11' 8" x 8' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

**BEDROOM NO 4**

3.56m x 2.65m (11' 8" x 8' 8") having UPVC double glazed window to side, ceiling light point, central heating radiator and coved cornices.

**BATHROOM**

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to front.

**OUTSIDE**

**LAWNED FOREGARDEN**

with a variety of trees and bushes, well stocked flower and shrub borders, hedgerow and BLOCK PAVED SIDE DRIVEWAY providing off-road parking.

**GARAGE (currently used as a Gym)**

3.87m x 2.31m (12' 8" x 7' 7") having UPVC double glazed window and door to rear garden, strip light, wash hand basin with vanity unit under and built-in store cupboards.

**ENCLOSED REAR GARDEN**

with timber and walled surrounds, paved patio area, lawn, timber garden shed, 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 C with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/11/02/25

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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.