



247 Birmingham Road, Walsall, WS5 3AA

OFFERS REGION £675,000



247 BIRMINGHAM ROAD, WALSALL

This traditional style, four bedroomed detached family house occupies a pleasant 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, local shopping facilities at Gillity Village, a good range of both private and state schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools, and the M6 Motorway at Junction 7 provides access to the remainder of the West Midlands conurbation and beyond.



The property has the advantage of a separate brick built annexe to the rear, with access from Brookhouse Road, which affords potential for a variety uses, subject to any necessary building regulation requirements.

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

PORCH

having UPVC entrance door, UPVC double glazed windows, tiled floor and ceiling light point.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, wooden flooring, wall light point, under stairs store cupboard and with stairs off to first floor.



GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, tiled splash back surrounds, pin spot lighting, central heating radiator, tiled floor, extractor fan, coved cornices and a range of built-in cupboards.

LOUNGE

4.43m x 3.50m (14' 6" x 11' 6") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator, wooden flooring and coved cornices.

DINING ROOM

3.35m x 3.04m (11' 0" x 10' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and wooden flooring.

BREAKFAST KITCHEN

7.36m x 3.34m (24' 2" x 10' 11") having inset sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, appliance space, plumbing for automatic dishwasher, tiled floor, pin spot lighting, central heating radiator, two ceiling light points, coved cornices, UPVC double glazed window to rear and UPVC double glazed patio door to rear garden.

SUNROOM

4.29m x 2.98m (14' 1" x 9' 9") having UPVC double glazed window to rear, ceiling light point, two further wall light points and wooden flooring.



REAR LOBBY

having UPVC door to rear garden, ceiling light point and tiled floor.

UTILITY ROOM

5.51m x 1.45m (18' 1" x 4' 9") having inset stainless steel sink unit, wall and base cupboards, roll top work surfaces, plumbing for automatic washing machine, appliance space, three ceiling light points, central heating boiler, tiled floor and UPVC door to front elevation.



FIRST FLOOR LANDING

having feature UPVC double glazed leaded light effect window to front, ceiling light point, central heating radiator and access hatch to loft space.

BEDROOM NO 1

4.41m x 3.49m (14' 6" x 11' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and a range of built-in wardrobes and cupboards.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and UPVC double glazed window to rear.



BEDROOM NO 2

3.35m x 3.03m (11' 0" x 9' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator.

BEDROOM NO 3

3.36m x 2.73m (11' 0" x 8' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 4

3.36m x 2.69m (11' 0" x 8' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices.

FAMILY BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to side.

OUTSIDE

EXTENSIVE CRETE PRINT DRIVEWAY

providing off-road car parking facilities for eight plus vehicles and pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surrounds, decking area, mature lawn, rear paved area, cold water hose tap and planted borders.



REAR ANNEXE with rear access from Brookhouse Road comprising:

LOUNGE AREA 5.33m x 5.22m (17' 6" x 17' 2") having UPVC door and window to rear gardens, strip light and door to rear.

ROOM ONE 4.79m x 1.93m (15' 9" x 6' 4") currently used for storage, having strip light and UPVC double glazed window to rear garden.

ROOM TWO 4.82m x 3.24m (15' 10" x 10' 8") having pin spot 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 F with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/22/08/25

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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.

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