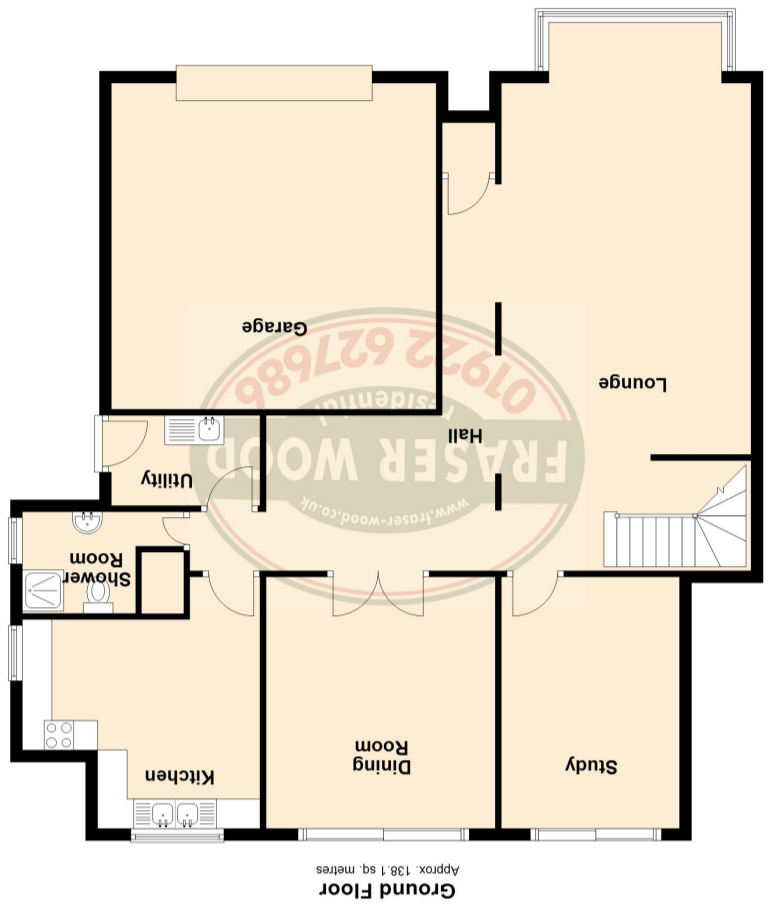
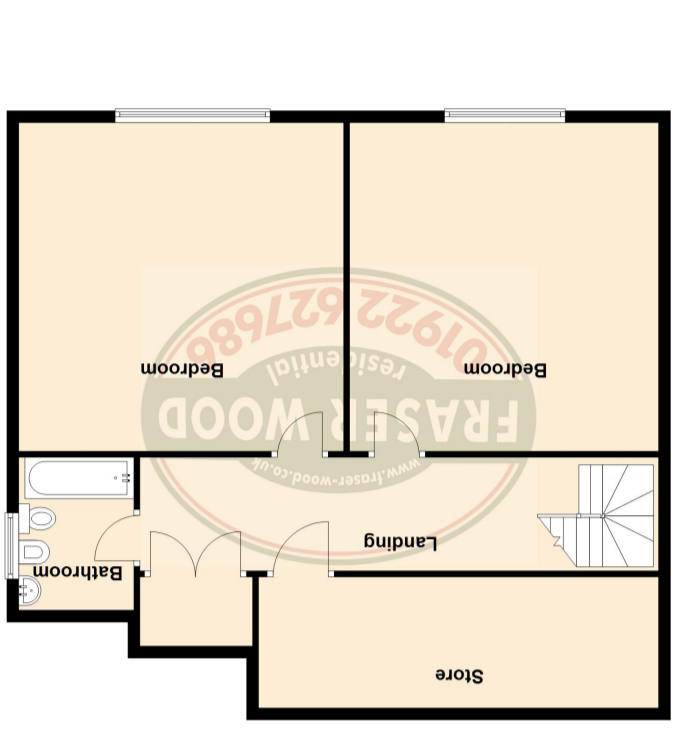




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 239.5 sq. metres

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	71
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



60 Bell Road, Walsall, WS5 3JW

OFFERS REGION £485,000



## 60 BELL ROAD, WALSALL

This three bedroomed detached dormer bungalow occupies a good sized plot in this highly regarded residential area of the Borough and is offered to the market with the benefit of no upward chain involved.

The property is conveniently situated for all amenities including public transport services to neighbouring areas, local shopping facilities at Gillity Village and 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. The M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

The accommodation briefly comprises the following:- (all measurements approximate)

### PORCH

having UPVC entrance door and tiled floor.

### RECEPTION HALL

having entrance door, ceiling light point, two central heating radiators, coved cornices, built-in store cupboard, under stairs storage space and stairs off to first floor.

### LOUNGE

6.79m maximum x 4.15m (22' 3" x 13' 7") having double glazed square bay window to front, two ceiling light points, two central heating radiators, coved cornices and brick built fireplace surround with gas fire.

### DINING ROOM

3.93m x 2.72m (12' 11" x 8' 11") having UPVC double glazed sliding door to conservatory, ceiling light point, central heating radiator and coved cornices.



### CONSERVATORY

5.57m x 2.58m (18' 3" x 8' 6") having UPVC double glazed windows, two wall light points, air conditioning unit with heater, tiled floor and UPVC double glazed door to rear garden.

### KITCHEN

3.94m x 3.40m (12' 11" x 11' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, integrated appliances, ceiling light point, central heating radiator and UPVC double glazed windows to side and rear.

### STUDY/BEDROOM NO 3

3.92m x 2.72m (12' 10" x 8' 11") having UPVC double glazed patio door to conservatory, ceiling light point, central heating radiator and coved cornices.

### UTILITY ROOM

2.52m x 1.70m (8' 3" x 5' 7") having inset stainless steel sink unit, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, ceiling light point, central heating radiator, appliance space and UPVC double glazed door to side.

### SHOWER ROOM

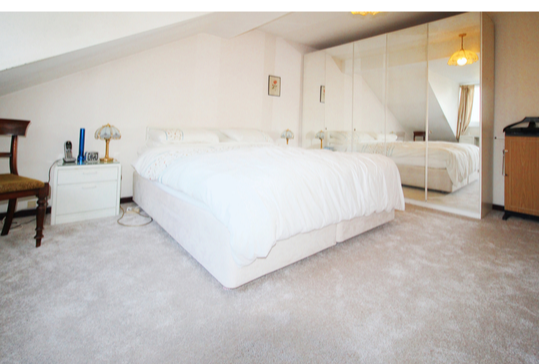
having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, heated towel rail and UPVC double glazed window to side.

### FIRST FLOOR LANDING

having ceiling light point, central heating radiator and airing cupboard.

### BEDROOM NO 1

5.17m x 4.15m (17' 0" x 13' 7") having UPVC double glazed window to front, ceiling light point and two central heating radiators.



### BEDROOM NO 2

4.75m x 3.92m (15' 7" x 12' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### DRESSING ROOM/STORAGE

5.56m x 1.77m (18' 3" x 5' 10") having strip light.

### BATHROOM

having white suite comprising bath, pedestal wash hand basin, low flush w.c., bidet, part tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to side.

### OUTSIDE

#### LAWNED FOREGARDEN

having a variety of trees and shrubs, pathway to front door and with DRIVEWAY providing off-road parking for several vehicles.

#### DOUBLE GARAGE

5.19m x 5.19m (17' 0" x 17' 0") having up-and-over entrance door, power and lighting and also housing the central heating boiler.

#### ENCLOSED, GOOD SIZED REAR GARDEN

having timber fencing surround, paved patio area, mature lawn, a variety of trees and shrubs, timber garden shed 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 F with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/07/12/23

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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.

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