







## 2c HARPUR ROAD, WALSALL

This completely refurbished, detached bungalow occupies a pleasant position in this popular and highly regarded residential areas of Walsall, located just off Lichfield Road, within easy reach of Walsall Arboretum and Park Lime Pits Nature Reserve and Lakes.

Viewing is highly recommended to fully appreciate the accommodation, which benefits from re-fitted kitchen and shower room, new floor coverings, electrical specification and boiler et cetera, and briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having UPVC entrance door, pin spot lighting, central heating radiator, built-in store cupboard, wooden flooring and with hatch to loft space.

### LOUNGE

5.44m x 4.51m (17' 10" x 14' 10") having UPVC double glazed window to front, two ceiling light points, two central heating radiators, two wall light points and double doors to kitchen.

### RE-FITTED KITCHEN

2.64m x 3.50m (8' 8" x 11' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, work surfaces, built-in oven with five-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, wooden flooring, pin spot lighting, central heating radiator, UPVC double glazed window to rear and UPVC door to conservatory.

### REAR CONSERVATORY

2.76m x 2.72m (9' 1" x 8' 11") having UPVC double glazed windows, wall light point and UPVC double glazed door to rear garden.

### BEDROOM NO 1 (Front)

4.30m x 3.35m (14' 1" x 11' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2 (Rear)

3.51m x 2.57m (11' 6" x 8' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### RE-FITTED SHOWER ROOM

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

### OUTSIDE

#### PAVED FORECOURT

with SIDE DRIVEWAY providing off-road parking facilities and pathway to front door.

#### REAR GARAGE

16' x 7' 8" (4.88m x 2.34m) with doors to front, power and lighting and central heating boiler.

#### ENCLOSED REAR GARDEN

with patio area, lawn and BRICK BUILT OUTBUILDING.

### 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

### 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/31/10/23

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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.

