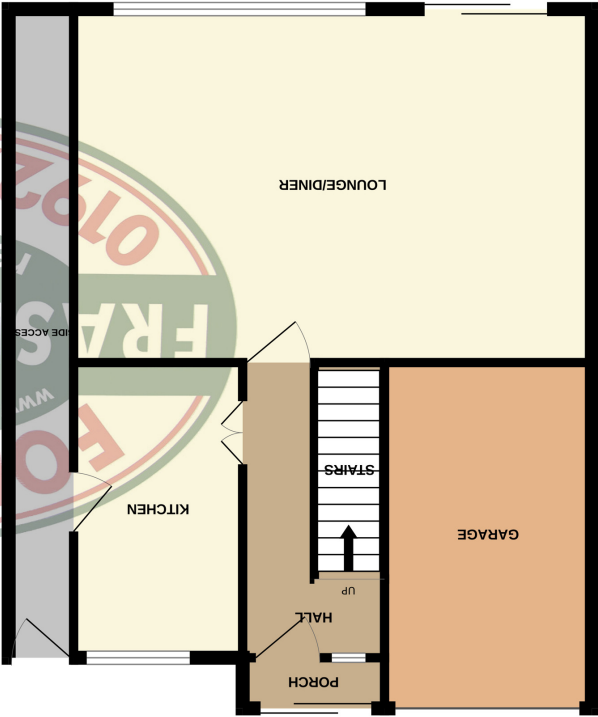


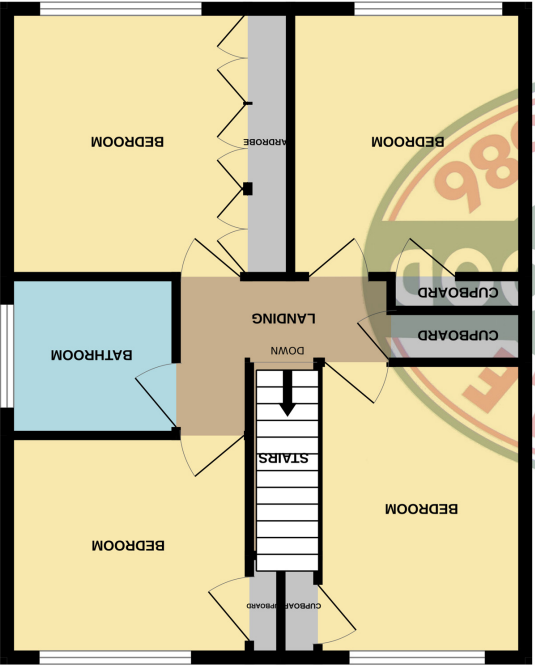


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

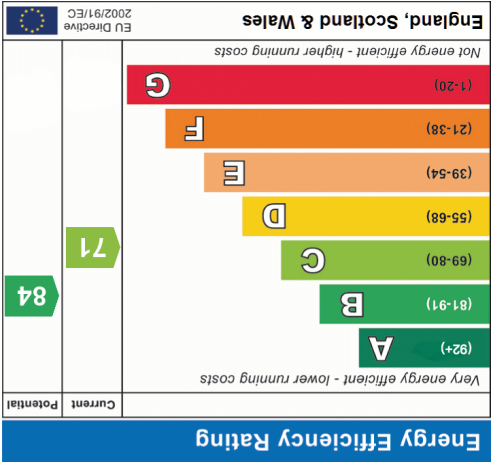
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR



79 Park Hall Road, Walsall, WS5 3HS

OFFERS AROUND £365,000





79 PARK HALL ROAD, WALSALL

Well Presented Four Bedroom Semi Detached on the much sought after Park Hall Estate. Being offered for sale with No Upward Chain and must be viewed to appreciate the size of the accommodation on offer. briefly comprising: Porch, Reception Hall, Lounge, Kitchen, Four Bedrooms, Bathroom, Front & Rear Gardens and Garage.

PORCH

Having upvc entrance door and tiled floor.

RECEPTION HALL

Having entrance door, ceiling light point, radiator, coved cornices, under stairs store cupboard and stairs off to first floor.

LOUNGE

4.53m x 6.59m (14' 10" x 21' 7") Having upvc double glazed window to rear, two ceiling light points, two radiators, coved cornices, feature fireplace surround with fitted gas fire and upvc double glazed patio sliding door to rear garden.

KITCHEN

2.18m x 3.82m (7' 2" x 12' 6") Having inset sink unit, wall, base and drawer cupboards, roll top working surface, tiled splashabck surrounds, gas cooker point with extractor hood over, plumbing for automatic washing machine, appliance space, ceiling light point ,radiator, coved cornices, upvc double glazed window to front and door to side.

FIRST FLOOR LANDING

Having ceiling light point, coved cornices, loft hatch and store cupboard.

BEDROOM ONE

3.41m x 3.64m (11' 2" x 11' 11") Having upvc double glazed window to rear, ceiling light point, radiator, coved cornices and range of fitted wardrobes.

BEDROOM TWO

2.84m x 3.41m (9' 4" x 11' 2") Having upvc double glazed window to rear, ceiling light point, radiator, coved cornices and built in store cupboard.

BEDROOM THREE

2.88m x 3.07m (9' 5" x 10' 1") Having upvc double glazed window to front, ceiling light point, radiator, coved cornices and built in store cupboard.

BEDROOM FOUR

2.34m x 3.73m (7' 8" x 12' 3") Having upvc double glazed window to front, ceiling light point, radiator, coved cornices, wooden flooring and built in store cupboard.

BATHROOM

Having white suite comprising bath with fitted shower attachment, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, riled splashback surrounds, pin spot lighting, heated towel rail and upvc double glazed window to side.

OUTSIDE

FRONT

Having driveway providing off road parking for several vehicles and pathway to front door.

REAR

Having enclosed rear garden with timber fencing surround, paved patio, decking and gravelled area, ornamental fish pond and side gate.

GARAGE

2.41m x 4.78m (7' 11" x 15' 8") Having up and over door.

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 with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH

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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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