





**27 REDRUTH ROAD, PARK HALL, WALSALL**

This four bedroomed detached family house occupies a pleasant position on the popular Park Hall Estate and is well served by all amenities including local shopping facilities at Gillity Village, public transport services to neighbouring areas, a good range of schools for children of all ages, including Park Hall Infant and Junior Academy and the highly regarded Queen Mary's Grammar and High Schools. The M6 Motorway at Junction 7 is also within approximately 5km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain involved, viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

**PORCH**

having entrance door, tiled floor and ceiling light point.

**RECEPTION HALL**

having entrance door, two ceiling light points, central heating radiator and stairs off to first floor.

**GUEST CLOAKROOM/UTILITY**

having low flush w.c., wash hand basin, ceiling light point, under stairs storage space, plumbing for automatic washing machine and tiled floor

**LOUNGE**

5.58m x 3.90m (18' 4" x 12' 10") having double glazed window to front, three wall light points and two central heating radiators.

**DINING ROOM**

3.50m x 2.61m (11' 5" x 8' 7") having double glazed sliding patio door to rear garden, ceiling light point, central heating radiator and wooden flooring.

**KITCHEN**

3.48m x 3.12m (11' 5" x 10' 3") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob, appliance space, two strip lights, central heating radiator and double glazed window to rear.

**LAUNDRY ROOM**

3.09m x 2.10m (10' 2" x 6' 11") having window and door to rear garden and ceiling light point.

**FIRST FLOOR LANDING**

having double glazed window to side, ceiling light point, airing cupboard and loft hatch.

**BEDROOM NO 1**

3.92m x 3.18m (12' 10" x 10' 5") having double glazed window to front, ceiling light point and central heating radiator.

**BEDROOM NO 2**

3.50m x 3.22m (11' 6" x 10' 7") having double glazed window to rear, ceiling light point and central heating radiator.

**BEDROOM NO 3**

3.07m x 2.57m (10' 1" x 8' 5") having double glazed window to rear, ceiling light point and central heating radiator.

**BEDROOM NO 4**

2.25m x 1.83m (7' 5" x 6' 0") having double glazed window to front, ceiling light point and central heating radiator.

**SHOWER ROOM**

having coloured suite comprising shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., bidet, fully tiled walls, pin spot lighting, central heating radiator and double glazed window to side.

**OUTSIDE**

**FRONT DRIVEWAY**

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

**GARAGE**

4.70m x 2.28m (15' 5" x 7' 6") having up-and-over entrance door, power and lighting and also housing the central heating boiler.

**ENCLOSED REAR GARDEN**

with timber fencing surround, patio area, lawn, variety of trees and bushes and with 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 E with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/05/09/25

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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.