



13 Cornwall Road, Walsall, WS5 3PD

OFFERS REGION £588,000

13 CORNWALL ROAD, BROOKHOUSE, WALSALL

This deceptively spacious, 5 Bedroom Family Home, occupies a pleasant position in this popular and sought after residential area of the Borough, being well served by local amenities including public transport services to neighbouring areas, shopping facilities at Gillity Village and a good range of schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools.

The accommodation, which must be viewed to be fully appreciated, briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door, pin spot lighting, tiled floor and UPVC double glazed window to side.

RECEPTION HALL

having double wooden entrance doors, pin spot lighting, central heating radiator, coved cornices, wooden flooring and stairs off to first floor.

FAMILY ROOM

7.80m x 4.66m maximum, 3.96m minimum (25' 7" x 15' 3", 13') having UPVC double glazed window to rear, two ceiling light points, two central heating radiators, coved cornices, brick built fireplace surround with fitted gas fire and two UPVC double glazed windows to side.

SITTING ROOM

4.53m x 4.02m (14' 10" x 13' 2") having ceiling light point, central heating radiator, three wall light points, feature fireplace surround with fitted gas fire and archway to kitchen.

WELL EQUIPPED KITCHEN

5.13m x 3.47m (16' 10" x 11' 5") having inset stainless steel sink unit, fitted wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, pin spot lighting, central heating radiator, tiled floor, UPVC double glazed window to rear, UPVC double glazed window to side and UPVC double glazed door to sitting room.

SITTING/DINING ROOM

7.00m maximum, 3.24m minimum x 4.50m maximum, 2.77m minimum (23' 0", 10' 8" x 14' 9", 9' 1") having UPVC double glazed window to rear, pin spot lighting, tiled floor, three central heating radiators, large roof lantern and UPVC double glazed French doors to rear garden.





SECONDARY KITCHEN

2.75m x 1.49m (9' 0" x 4' 11") having inset stainless steel sink unit, fitted wall, base and drawer cupboards, roll top work surfaces with tiled splash back surrounds, four-ring gas hob and extractor hood over, tiled floor, ceiling light point and UPVC double glazed window to side.

LOBBY

having ceiling light point and tiled floor.

SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to side.

BEDROOM NO 3

3.59m x 3.50m (11' 9" x 11' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring, coved cornices and UPVC double glazed window to side.

BEDROOM NO 4

3.98m x 3.56m (13' 1" x 11' 8") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and UPVC double glazed window to side.



FAMILY BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor, coved cornices and airing cupboard.

FIRST FLOOR LANDING

having UPVC double glazed window to front, pin spot lighting, central heating radiator and coved cornices.

BEDROOM NO 1

10.02m x 4.01m maximum (32' 10" x 13' 2") having UPVC double glazed window to front, three ceiling light points, two central heating radiators and a range of fitted wardrobes, cupboards and drawer units.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and extractor fan.

BEDROOM NO 2

6.83m maximum, 4.83m minimum x 3.85m (22' 5", 15' 10" x 12' 8") having UPVC double glazed window to rear, ceiling light point with additional pin spot lighting, central heating radiator and built-in wardrobes.



EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, tiled floor and roof window.

BEDROOM NO 5

3.50m minimum x 1.90m (11' 6" x 6' 3") having roof window, ceiling light point and central heating radiator.



OUTSIDE

FRONT DRIVEWAY

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

GARAGE

6.02m x 3.00m (19' 9" x 9' 10") having double entrance doors, power and lighting, central heating boiler, appliance space, plumbing for automatic washing machine and built-in store cupboard.

ENCLOSED REAR GARDEN

having timber fencing surrounds, block paved patio area with steps leading up to mature lawn with planted borders, timber garden shed and cold water hose tap.



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 F with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/09/03/23

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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

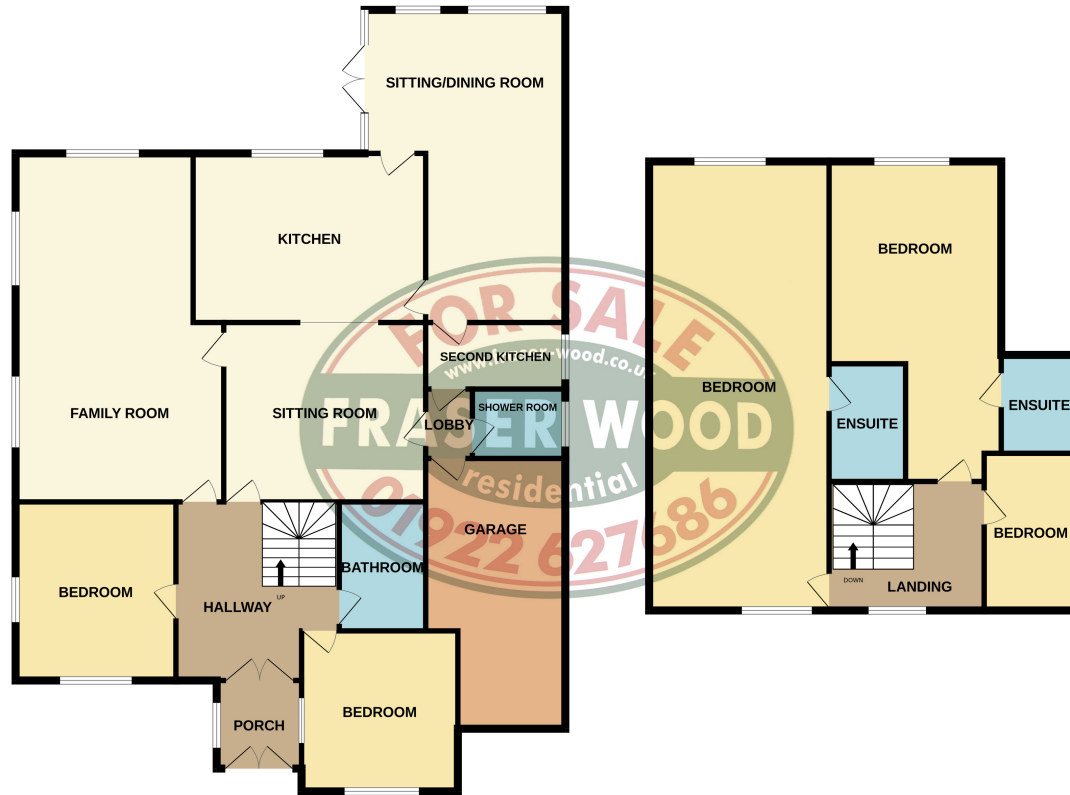
Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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.



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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www.fraser-wood.co.uk

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