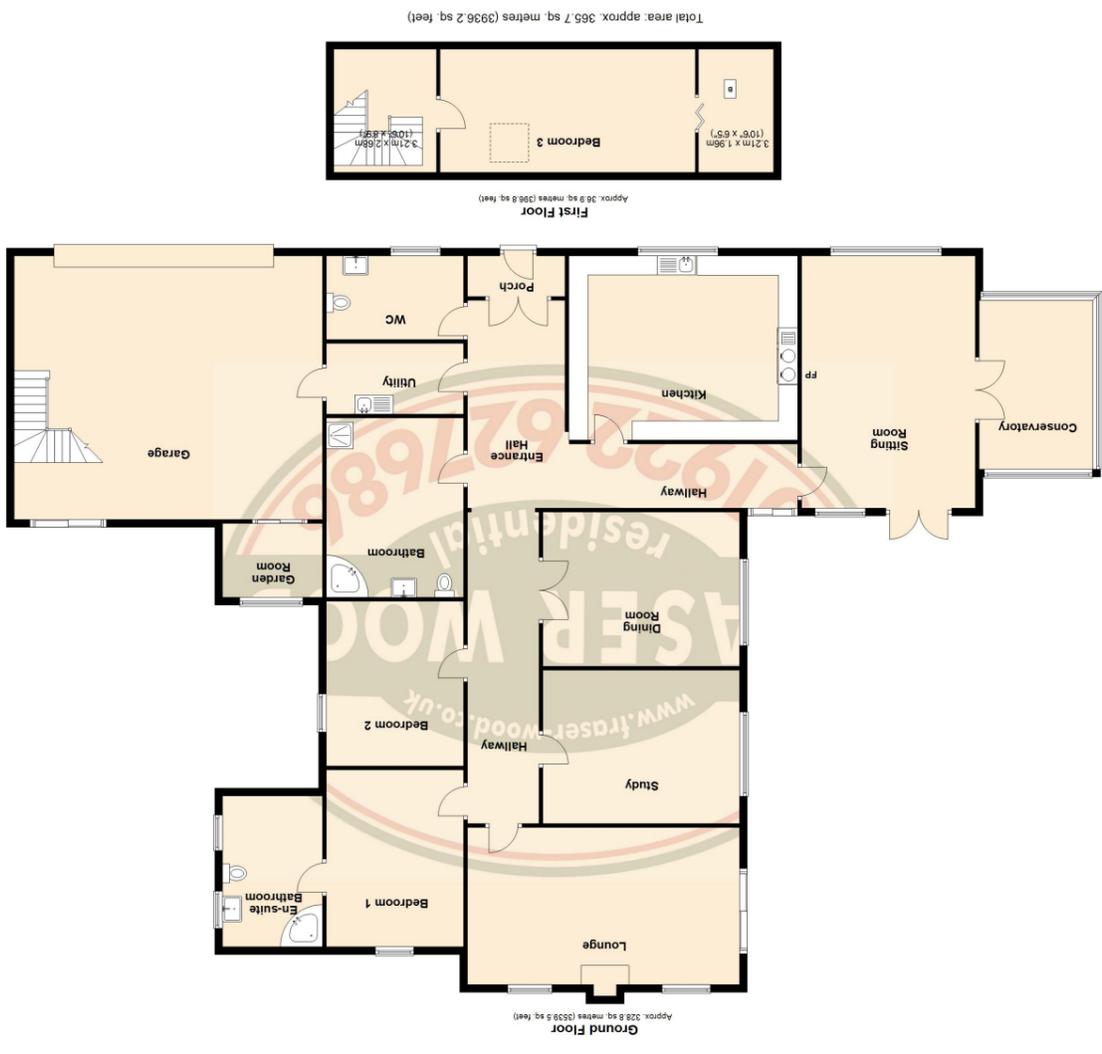




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

| Energy Efficiency Rating                    |         |
|---|---------|
| Potential                                   | Current |
| Very energy efficient - lower running costs |         |
| A (92+)                                     |         |
| B (81-91)                                   |         |
| C (69-80)                                   |         |
| D (55-68)                                   |         |
| E (39-54)                                   | 48      |
| F (21-38)                                   |         |
| G (1-20)                                    |         |
| Not energy efficient - higher running costs |         |
| EU Directive 2002/91/EC                     |         |
| England, Scotland & Wales                   |         |



Grosvenor House, 1 Little Gorway, Walsall, WS1 3BQ

OFFERS REGION £595,000



## 1 LITTLE GORWAY, WALSALL

This exceptionally spacious detached bungalow occupies a superb position in this popular and sought after residential area of the Borough and can only really be fully appreciated from an internal inspection.

The property is located in a quiet cul-de-sac off Gorway Road yet is within close proximity of all local amenities including Walsall Cricket, Rugby and Golf Clubs and is within reasonable walking distance of Walsall town centre or the Birmingham Road, which has excellent bus services to neighbouring areas.

The property has been meticulously improved over a number of years and the excellently proportioned accommodation briefly comprises:- (all measurements approximate)

### GLAZED PORCH ENTRANCE leading to HALLWAY

### PART TILED GUEST CLOAKROOM off

having w.c., wash hand basin and stores off.

### SIDE LAUNDRY ROOM

10' x 6' 8" (3.05m x 2.03m) providing access to the Garage.

### REAR LOUNGE

21' 3" x 14' 6" (6.48m x 4.42m) having as its focal point a feature marble fireplace and hearth with two double glazed windows, hot water radiator and double glazed patio doors.

### SITTING ROOM

16' x 14' 4" (4.88m x 4.37m) with two hot water radiators, three UPVC double glazed windows and double glazed patio door leading to rear garden.

### SIDE CONSERVATORY

with tiled flooring.



### DINING ROOM

16' 4" x 14' 2" (4.98m x 4.32m) with hot water radiator and double glazed window.

### STUDY/POTENTIAL BEDROOM NO 3

16' 4" x 12' (4.98m x 3.66m) with UPVC double glazed window, coved ceiling, built-in double and single wardrobes and wooden fireplace surround with tiled hearth and inset.

### BREAKFAST KITCHEN

15' x 13' 3" (4.57m x 4.04m) having tiled flooring, part tiled walls, inset one and a half bowl stainless steel sink unit with mixer tap, a full range of fitted base and wall cupboards, fitted dishwasher, microwave and Aga.

### DRESSING AREA

12' x 7' (3.66m x 2.13m) leading to the principal bedroom.

### PRINCIPAL BEDROOM

12' 9" x 10' (3.89m x 3.05m) with hot water radiator and UPVC double glazed window.

### EN SUITE BATHROOM

having corner bath, w.c., wash hand basin, hot water radiator, tiled walls and two UPVC double glazed windows.

### BEDROOM NO 2

12' 3" measured to wardrobe doors x 9' 10" (3.73m x 3.00m) with two built-in double wardrobes, wash hand basin, hot water radiator, UPVC double glazed window, built-in wardrobe with drawer storage beneath and matching dressing table fitment.



## FAMILY BATHROOM

having corner whirlpool bath, separate shower cubicle, w.c., wash hand basin, fully tiled walls, hot water radiator and extractor fan.

## OUTSIDE

### EXTENSIVE FRONTAGE

with mature lawn, borders and rockery garden, BLOCK PAVED DRIVEWAY providing off-road parking for several vehicles and providing access to the:

### DOUBLE SIDE GARAGE

22' 10" x 19' 3" (6.96m x 5.87m) with electrically operated up-and-over entrance doors, , LARGE STORAGE CUPBOARD off, 10' 6" x 8' 5" (3.20m x 2.57m) and with staircase leading to a MEZZANINE/OCCASIONAL BEDROOM/RETREAT 12' x 9' (3.66m x 2.74m) having wall mounted electric heater and attic roof light.

### EXTENSIVE REAR GARDEN

having large patio area, mature shaped lawns with well stocked borders affording a high degree of privacy, TIMBER SUMMER HOUSE and TIMBER STORAGE ROOM, and also having an INNER COURTYARD AREA, ideal for entertaining. There is also an ADDITIONAL GARDEN STORE/POTTING SHED and GARDEN W.C. with wash hand basin.

### SMALL SECRET GARDEN

located on the left-hand side of the property with wooden 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 G with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/19/03/26

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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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