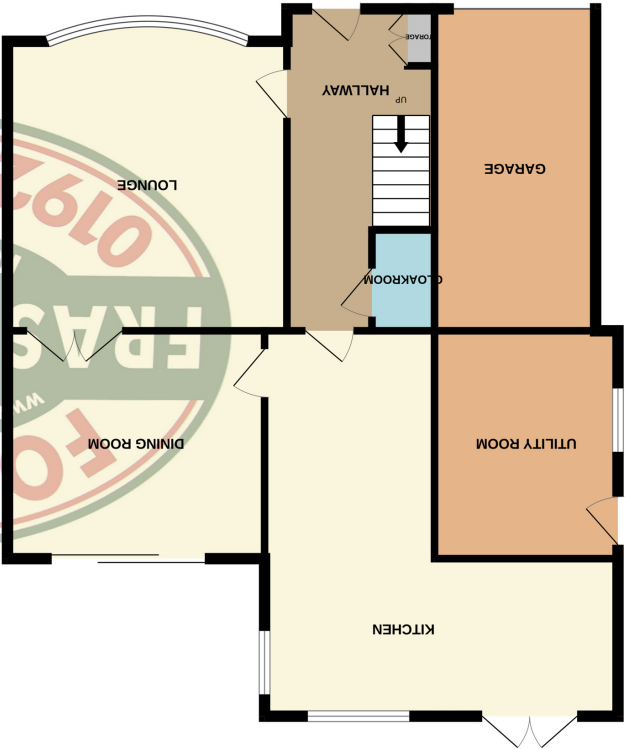


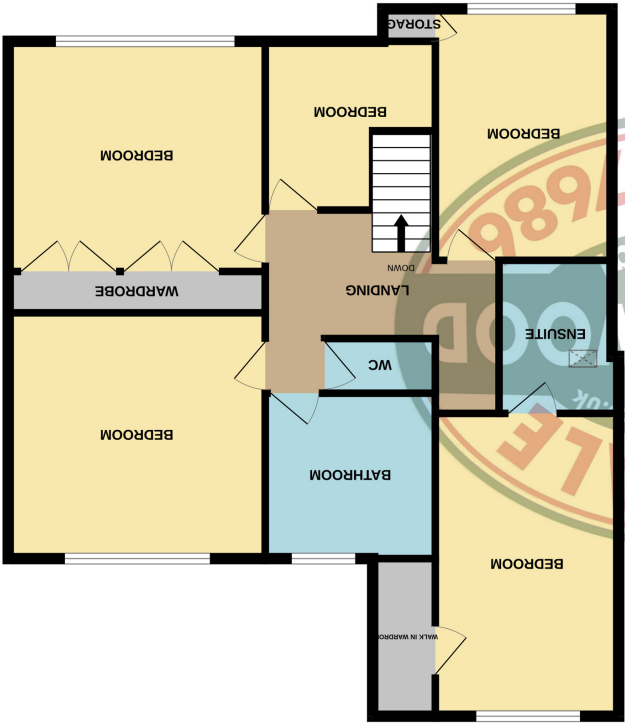


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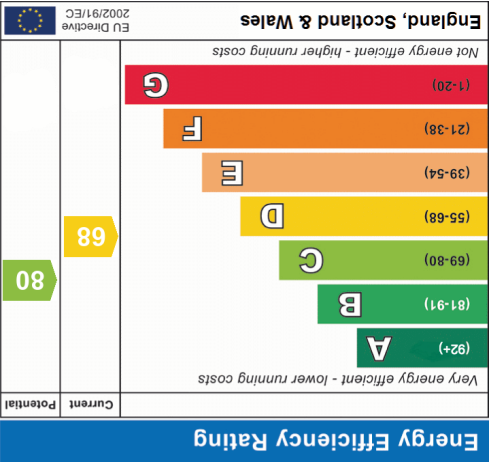
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025



GROUND FLOOR



1ST FLOOR



43 Gloucester Road, Walsall, WS5 3PL

OFFERS REGION £570,000



43 GLOUCESTER ROAD, BROOKHOUSE, WALSALL

This well-presented detached house occupies a pleasant position on the popular Brookhouse Estate, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities at Gilly Village, a good range of both private and state schools for children of all ages and Junctions 7 or 9 of the M6 Motorway are both within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to full appreciate the spaciouly proportioned, five bedroomed, family accommodation, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, UPVC double glazed windows to side, pin spot lighting, central heating radiator, wooden flooring and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and tiled floor.

LOUNGE

4.66m x 4.40m (15' 3" x 14' 5") having UPVC double glazed angular bay window to front, four wall light points, central heating radiator, feature fireplace surround with electric fire and with double doors to dining room.

DINING ROOM

4.06m x 3.61m (13' 4" x 11' 10") having double glazed patio door to rear garden, ceiling light point, central heating radiator and coved cornices.

L-SHAPED KITCHEN/DINER

having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, tiled floor, pin spot lighting, two central heating radiators, UPVC double glazed windows to side and rear and UPVC double glazed door to rear garden.

UTILITY ROOM

3.35m x 3.10m (11' 0" x 10' 2") having inset stainless steel sink unit, base cupboards, roll top work surfaces with tiled splash back surrounds, two strip lights, central heating radiator, tiled floor, extractor fan, UPVC double glazed window to side and UPVC door to side.

FIRST FLOOR LANDING

having pin spot lighting, coved cornices and loft hatch.

BEDROOM NO 1

4.70m x 3.09m (15' 5" x 10' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator, walk-in wardrobe and loft hatch.

EN SUITE BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, extractor fan and Velux window to side.

BEDROOM NO 2

3.83m x 3.64m (12' 7" x 11' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 3

4.05m x 3.63m (13' 3" x 11' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes.

BEDROOM NO 4

4.37m x 2.52m (14' 4" x 8' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and built-in store cupboard.

BEDROOM NO 5

3.16m maximum x 3.00m maximum (10' 4" x 9' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and built-in store cupboard.

FAMILY BATHROOM

having white suite comprising Jacuzzi bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to rear.

SEPARATE W.C.

having low flush w.c., ceiling light point, extractor fan, tiled floor and built-in store cupboard.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles, mature lawn with flower and shrub borders.

GARAGE

4.95m x 2.62m (16' 3" x 8' 7") having up-and-over door, power and lighting and central heating boiler.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, a variety of trees and bushes, well stocked flower and shrub borders, timber garden shed, paved rear area and 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 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/28/04/25

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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.

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