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Energy Efficiency Rating	
Current	Potential
57	78
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



43 Cameron Road, Walsall, WS4 2ET

£425,000



## 43 CAMERON ROAD, WALSALL

This well-presented, four bedroomed detached family house, is located in one of the most prestigious areas of the Borough, within reasonable walking distance of Walsall town centre but also close to Walsall Arboretum and Park Lime Pits Nature Reserve and Lakes and is well served by local amenities.

Walsall provides a good range of both private and state schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

### PORCH

having UPVC double glazed window and door and tiled flooring.

### RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, coved cornices, under stairs store cupboard and stairs off to first floor.

### GUEST CLOAKROOM

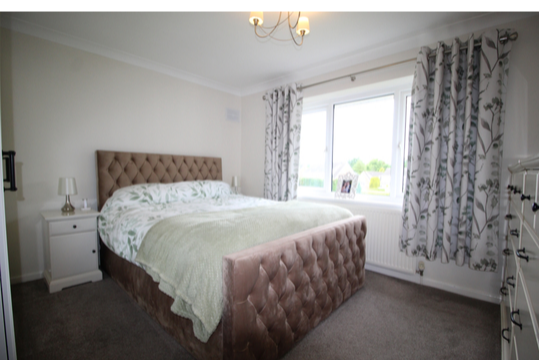
having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, and ceiling light point.

### LOUNGE

3.68m x 3.23m (12' 1" x 10' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices, t.v. point and UPVC double glazed door to rear garden.

### DINING ROOM

3.69m maximum x 3.51m (12' 1" x 11' 6") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator and coved cornices.



### FITTED KITCHEN

3.22m x 3.04m (10' 7" x 10' 0") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, appliance space, ceiling light point, tiled floor, central heating radiator and UPVC double glazed window to rear.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, coved cornices and loft hatch.

### BEDROOM NO 1

3.68m x 3.21m (12' 1" x 10' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

### BEDROOM NO 2

3.52m x 3.06m (11' 7" x 10' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

### BEDROOM NO 3

3.20m x 3.06m (10' 6" x 10' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices.

### BEDROOM NO 4

2.17m x 1.96m (7' 1" x 6' 5") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BATHROOM

having white suite comprising P shaped bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor, extractor fan and UPVC double glazed window to side.

### OUTSIDE



### FOREGARDEN

with driveway providing off-road parking for several vehicles, mature lawn with a variety of mature trees and shrubs and with pathway to front entrance door.

### GOOD SIZED GARAGE

11.46m x 2.63m (37' 7" x 8' 8") having double doors to front, power and lighting, plumbing for automatic washing machine, central heating boiler and access door to rear garden.

### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, a variety of trees and bushes, well stocked flower and shrub borders, cold water hose tap 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](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/30/05/24

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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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