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**11a GLOUCESTER ROAD, WALSALL**

Well Presented 6 Bedroom Detached residence in a much sought after location and must be viewed to appreciate the size and accommodation on offer. Briefly comprising: Porch, Reception Hall, Lounge, Dining Room, Sitting Room, Breakfast Kitchen, Utility, Ground Floor Shower Room, 6 Double Bedrooms, Family Bathroom + Further Shower Room. Front Driveway, Enclosed Rear Garden, Two Garages.

**PORCH**

Having upvc entrance door and tiled floor.

**RECEPTION HALL**

Having entrance door, ceiling light point, central heating radiator, coved cornices, under stairs storage space and stairs off to first floor.

**LOUNGE**

3.78m x 4.09m (12' 5" x 13' 5") Having upvc double glazed angular bay window to front, ceiling light point, central heating radiator, 3 wall light points and coved cornices.

**DINING ROOM**

3.94m x 4.71m (12' 11" x 15' 5") Having upvc double glazed sliding patio door to rear garden, ceiling light point, central heating radiator and coved cornices.

**SITTING ROOM**

3.54m x 5.61m (11' 7" x 18' 5") Having upvc double glazed window to side and rear, 2 ceiling light points, central heating radiator, coved cornices and built in store cupboard.

**BREAKFAST KITCHEN**

3.93m x 4.33m (12' 11" x 14' 2") Having inset sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, gas cooker point with extractor hood over, appliance space, 2 ceiling light points, tiled floor and upvc double glazed window to rear.

**UTILITY**

Having inset stainless steel sink unit, base and drawer cupboards, strip light, plumbing for automatic washing machine, central heating boiler, ceiling light point, central heating radiator and upvc double glazed window and door to rear garden.



**GROUND FLOOR SHOWER ROOM**

Having shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point and extractor fan.

**FIRST FLOOR LANDING**

Having upvc double glazed window to front, ceiling light point, radiator, coved cornices and stairs off to second floor.

**BEDROOM ONE**

3.25m to front of wardrobes x 4.09m (10' 8" x 13' 5") Having upvc double glazed window to front, ceiling light point, central heating radiator, coved cornices and built in mirrored wardrobes.

**BEDROOM TWO**

3.73m x 3.96m (12' 3" x 13' 0") Having upvc double glazed window to rear, ceiling light point, central heating radiator and built in wardrobes and cupboards.

**BEDROOM THREE**

2.72m x 4.09m (8' 11" x 13' 5") Having upvc double glazed window to front, ceiling light point, central heating radiator and coved cornices.

**BEDROOM FOUR**

2.64m x 3.96m (8' 8" x 13' 0") Having upvc double glazed window to rear, ceiling light point, central heating radiator and airing cupboard.

**FAMILY BATHROOM**

Having white suite comprising: bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low level WC, bidet, fully tiled walls, ceiling light point, central heating radiator, extractor fan and upvc double glazed window to rear.

**SECOND FLOOR LANDING**

Having velux window to front, ceiling light point and built in store cupboard.

**BEDROOM FIVE**

3.78m x 3.86m (12' 5" x 12' 8") Having upvc double glazed window to rear, ceiling light point, central heating radiator, built in store cupboard and velux window to front.



**BEDROOM SIX**

2.30m x 5.70m (7' 7" x 18' 8") Having upvc double glazed window to rear, ceiling light point, central heating radiator, built in store cupboard and velux window to front.

**SHOWER ROOM**

Having shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, fully tiled walls, ceiling light point, central heating radiator, extractor fan and upvc double glazed window to rear.

**OUTSIDE**

**FRONT**

Having in and out driveway providing off road parking for several vehicles , shaped lawn, flower and shrub borders.

**REAR**

enclosed rear garden with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes and with additional rear patio area.

**GARAGE 1**

2.20m x 5.73m (7' 3" x 18' 10") Having electric roller shutter door and strip light.

**GARAGE 2**

Having roller shutter door.

**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 F with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/19/05/25

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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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