



5 WHEAT HILL, ORCHARD HILLS, WALSALL

This considerably extended two/three bedroomed semi-detached bungalow is located on the popular Orchard Hills Estate and is well served by local amenities including public transport services to neighbouring areas, local shops and the M6 Motorway at Junction 7 provides ready access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain involved, the well-presented and deceptively spacious accommodation briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door, UPVC double glazed windows and wall light point.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator and access hatch to loft space.

LOUNGE

5.46m x 3.66m (17' 11" x 12' 0") having double doors to sitting room, three wall light points, central heating radiator, brick built fireplace with electric fire and archway to dining room.

DINING ROOM

5.44m x 3.00m (17' 10" x 9' 10") having UPVC double glazed window to rear, four wall light points, ceiling light point, central heating radiator and coved cornices.

SITTING ROOM/BEDROOM NO 3

3.48m x 2.90m (11' 5" x 9' 6") having UPVC double glazed patio doors to rear garden, ceiling light point, central heating radiator, four wall light points and tiled floor.



EXTENDED KITCHEN

3.78m x 2.63m (12' 5" x 8' 8") having inset sink unit, 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, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator, UPVC double glazed windows to front and rear and UPVC door to rear garden.

BEDROOM NO 1

3.82m x 3.74m (12' 6" x 12' 3") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

BEDROOM NO 2

3.00m x 1.84m (9' 10" x 6' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.

SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator, airing cupboard and UPVC double glazed angular bay window to front.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road marking, mature lawn with well stocked flower and shrub borders and pathway to front door.

GOOD SIZE DETACHED GARAGE

5.40m x 3.45m (17' 9" x 11' 4") having up-and-over entrance door and door to side.



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 side access gate.

BRICK BUILT STORE SHED

2.83m x 2.08m (9' 3" x 6' 10") having entrance door and window to rear.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/09/10/25

© FRASER WOOD 2025.

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.