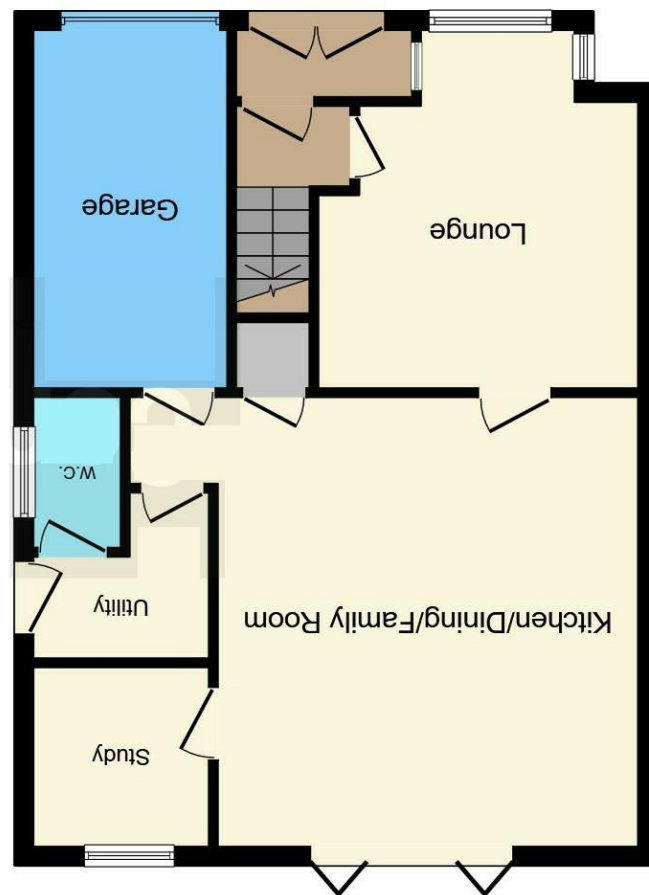


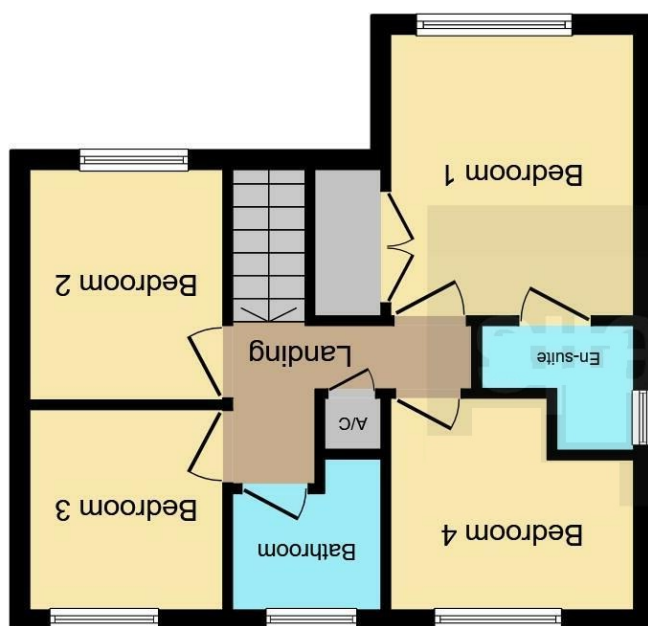
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.

## Ground Floor



## First Floor



Energy Efficiency Rating	
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)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



67 The Parkway, Walsall, WS4 1XB

OFFERS REGION £385,000





**67 THE PARKWAY, WALSALL**

This spaciously proportioned four bedroomed detached house occupies a pleasant position in this popular residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

Early viewing is recommended to fully appreciate the accommodation on offer, which briefly comprises the following:- (all measurements approximate)

**PORCH**

having entrance door and tiled floor.

**RECEPTION HALL**

having entrance door, ceiling light point, central heating radiator and stairs off to first floor.

**LOUNGE**

5.10m into bay x 4.11m (16' 9" x 13' 6") having UPVC double glazed square bay window to front, two ceiling light points, two central heating radiators, wooden flooring, two wall light points and feature fireplace surround with fitted gas fire.

**KITCHEN DINER**

5.89m x 5.53m (19' 4" x 18' 2") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, appliance space, integrated dishwasher, breakfast island with base unit and breakfast bar, under stairs storage cupboard, pin spot lighting, central heating radiator, ceiling lantern and double glazed bi-folding doors to rear garden.

**STUDY**

2.13m x 1.98m (7' 0" x 6' 6") having UPVC double glazed window to rear, pin spot lighting, central heating radiator and tiled floor.

**UTILITY ROOM**

having inset stainless steel sink unit, wall and base cupboards, roll top work surfaces, plumbing for automatic washing machine, appliance space, central heating boiler, ceiling light point, tiled floor and access door to side.

**GUEST CLOAKROOM**

having low flush w.c., wash hand basin, ceiling light point, tiled floor and UPVC double glazed window to side.

**FIRST FLOOR LANDING**

having UPVC double glazed window to front, ceiling light point, airing cupboard and loft hatch.

**BEDROOM NO 1**

3.87m x 3.36m (12' 8" x 11' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and built-in wardrobe.

**EN SUITE SHOWER ROOM**

having white suite comprising shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to side.

**BEDROOM NO 2**

3.31m x 2.54m (10' 10" x 8' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

**BEDROOM NO 3**

2.54m x 2.52m (8' 4" x 8' 3") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

**BEDROOM NO 4**

2.88m x 2.49m (9' 5" x 8' 2") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**FAMILY BATHROOM**

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator, tiled floor and UPVC double glazed window to rear.

**OUTSIDE**

**LAWNED FOREGARDEN**

with pathway to front entrance door, and BLOCK PAVED DRIVEWAY providing off-road parking for several vehicles.

**GARAGE**

4.88m x 2.49m (16' 0" x 8' 2") having up-and-over door, power and lighting.

**ENCLOSED REAR GARDEN**

with timber fencing surrounds, tiered patio areas, raised seating area, timber garden shed, ornamental fishpond, 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 D with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/27/01/26

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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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