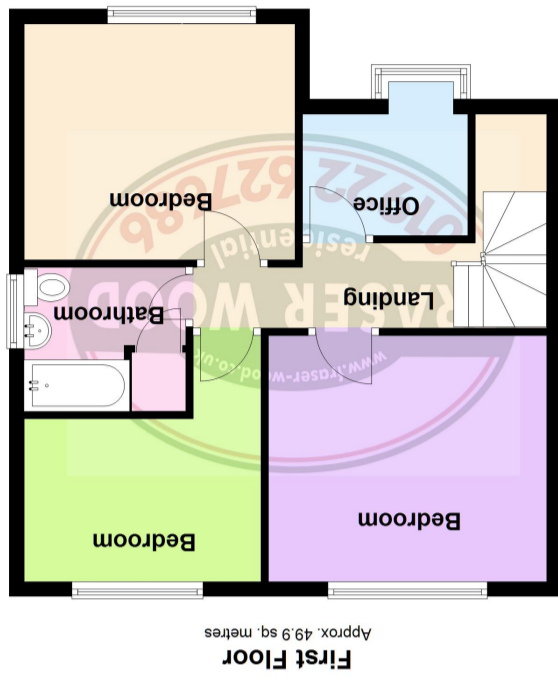
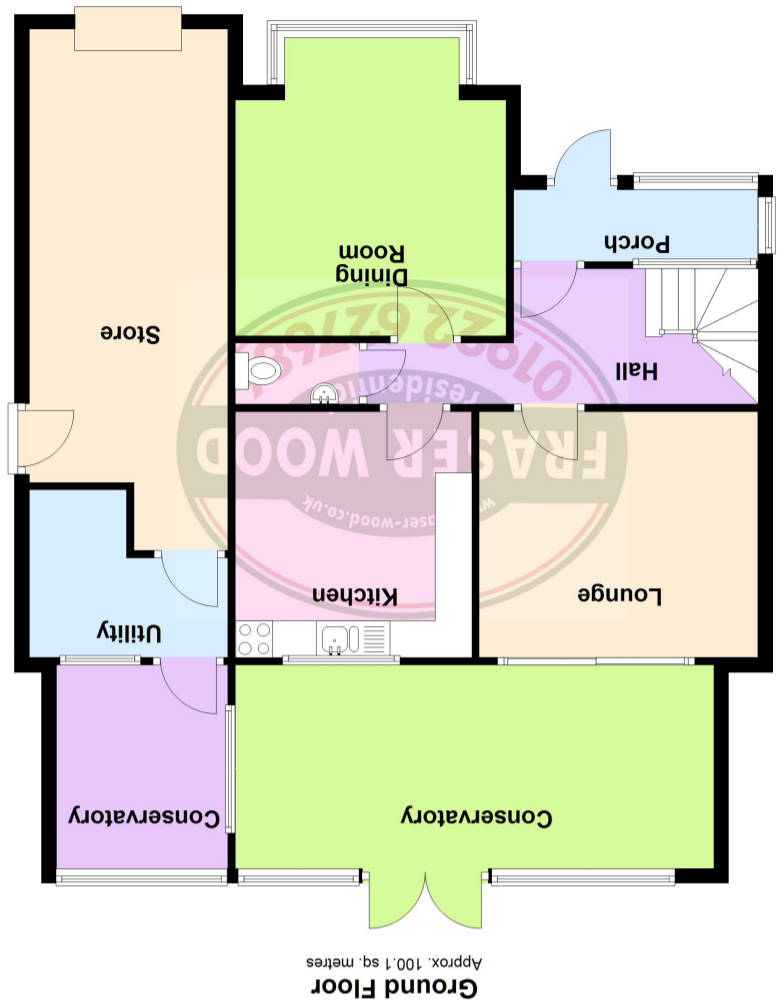




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11, Cameron Road, Walsall



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
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	
74	55



11 Cameron Road, Walsall, WS4 2ES

OFFERS REGION £410,000





## 11 CAMERON ROAD, WALSALL

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, this excellent detached family house can only be fully appreciated from an internal inspection.

Although the property may require certain works for a discerning purchaser, it offers an excellent opportunity for a growing family with potential for further extension, subject to necessary planning permission.

The accommodation briefly comprises the following:- (all measurements approximate)

### PORCH

10' 0" maximum x 5' 4" (5.79m x 1.63m) leading to:

### RECEPTION HALL

with wooden flooring, storage cupboard beneath stairs and hot water radiator.

### HALF TILED GUEST CLOAKROOM

having newly fitted w.c. and wash hand basin.

### REAR LOUNGE

12' 5" x 11' 6" (3.78m x 3.51m) with tiled insert and hearth with open fire, wooden flooring, hot water radiator and double glazed patio doors leading to:

### SUN LOUNGE

21' 10" x 9' 0" (6.65m x 2.74m) with sealed unit double glazed windows, Perspex roof, UPVC double glazed French doors opening to the rear garden and with small store off.



### FRONT DINING ROOM

12' 0" x 12' 3" (3.66m x 3.73m) with wooden flooring, coved ceiling, UPVC double glazed window and double panel hot water radiator.

### HALF TILED KITCHEN

10' 4" x 10' 4" (3.15m x 3.15m) with tiled flooring and a full range of fitted base and wall cupboards, including display cupboards, work surfaces, inset one and half bowl sink unit with mixer tap above, hot water radiator and plumbing for dishwasher.

### LAUNDRY ROOM

with plumbing for automatic washing machine, double glazed window to side and in turn leading to:

### OFFICE/STUDY

8' 0" x 8' 3" (2.44m x 2.51m) with sealed unit double glazed window and Perspex roof.

### FIRST FLOOR HALF LANDING

with UPVC double glazed side window.

### BEDROOM NO 1 (Front)

with hot water radiator, UPVC double glazed leaded window and laminate wooden flooring.

### BEDROOM NO 2

with hot water radiator and UPVC double glazed window.

### BEDROOM NO 3 (Rear)

10' 4" x 7' 8" (3.15m x 2.34m) plus additional 2' 10" x 3' 4" (0.86m x 1.02m) with hot water radiator, UPVC double glazed window and wooden flooring.



### BEDROOM NO 4 (Front)

6' 7" x 7' 10" (2.01m x 2.39m) with double panel hot water radiator and UPVC double glazed leaded window.

### FULLY TILED BATHROOM

with tiled flooring, panelled bath with shower over, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

### OUTSIDE

#### LAWNED AND BORDERED FOREGARDEN

with small ornamental pond and with BLOCK PAVED DRIVEWAY providing off-road parking and access to the:

#### SPACIOUS GARAGE

22' 6" x 9' 0" (6.86m x 2.74m)

#### EXTENSIVE REAR GARDEN

having small, paved area and steps leading up to mature lawned area with a small allotment area, various fruit trees, three ornamental ponds, three greenhouses and LARGE SUMMERHOUSE at the extreme rear with electric power and lighting

#### 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.

AP/DBH/04/03/24

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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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