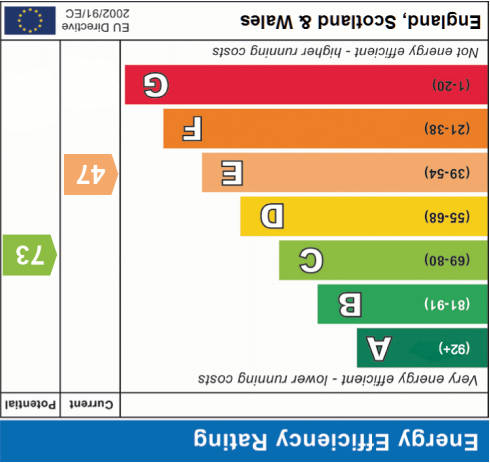
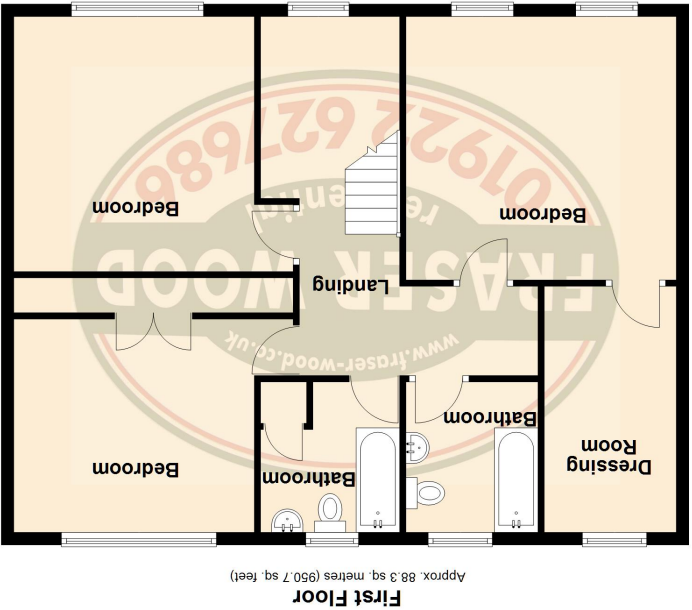
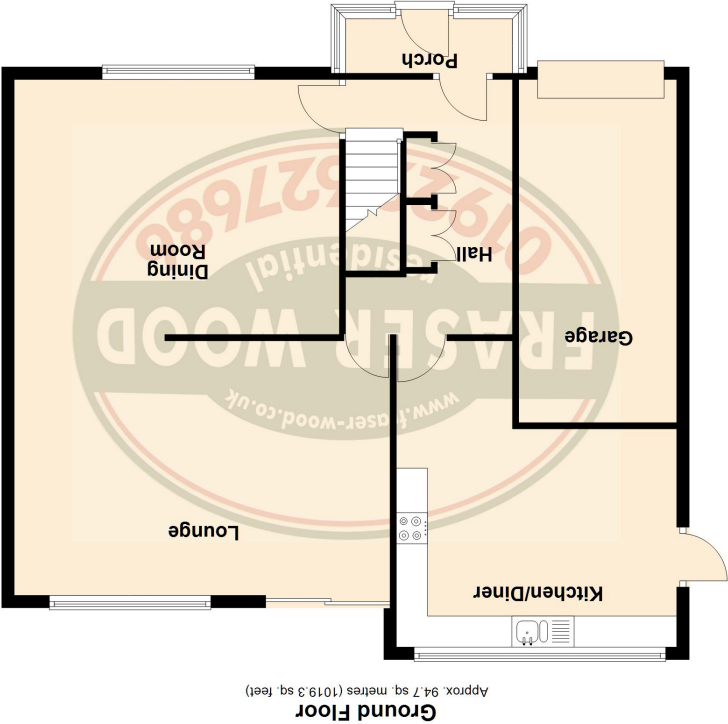




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view the property.

Total area: approx. 183.0 sq. metres (1970.0 sq. feet)



31 Fallowfield Road, Walsall, WS5 3DH

OFFERS REGION £425,000





**31 FALLOWFIELD ROAD, ORCHARD HILLS, WALSALL**

This extended detached family house is conveniently located on the popular Orchard Hills Estate, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and a good range of schools for children of all ages.

Although in need of modernisation/refurbishment, the accommodation briefly comprises the following:- (all measurements approximate)

**PORCH ENTRANCE**

with UPVC double glazed doors leading to:

**RECEPTION HALL**

with electric storage heater and stores/cloaks area off.

**LOUNGE**

14' 8" x 12' (4.47m x 3.66m) with electric storage heater, wall light points and UPVC double glazed window to front elevation.

**REAR DINING ROOM**

17' 11" x 11' (5.46m x 3.35m) with UPVC double glazed French door, electric storage heater and two UPVC double glazed windows overlooking the rear garden.

**EXTENDED KITCHEN**

15' x 9' 6" (4.57m x 2.90m) plus additional 5' x 4' 8" (1.52m x 1.42m) with tiled walls, a full range of fitted base and wall cupboards, work surfaces, inset one and a half bowl sink unit with mixer tap above, built-in ceramic hob and electric oven, plumbing for automatic washing machine and with useful pantry off.



**FRIST FLOOR LANDING**

with electric storage heater.

**BEDROOM NO 1**

15' x 13' (4.57m x 3.96m) with two UPVC double glazed windows, electric wall heater and with access to POTENTIAL BEDROOM/DRESSING ROOM 10' 7" x 7' 10" (3.23m x 2.39m) having UPVC double glazed window.

**FULLY TILED BATHROOM**

having bath with electric shower over, w.c., wash hand basin and Dimplex wall heater.



**BEDROOM NO 2 (Rear)**

13' x 11' 5" (3.96m x 3.48m) with UPVC double glazed window.

**BEDROOM NO 3 (Front)**

11' x 11' 7" (3.34m x 3.53m) with UPVC double glazed window.

**FULLY TILED FAMILY BATHROOM**

having bath with Triton Seville shower over, w.c., wash hand basin and UPVC double glazed window.

**OUTSIDE**

**LAWNED FOREGARDEN**

with borders and TARMACADAM DRIVEWAY providing off-road parking facilities and access to the:



**INTEGRAL GARAGE**

18' x 10' (5.49m x 3.05m) with up-and-over entrance door. AGENTS' NOTE: There is cracking to the garage floor, which is indicative of sulphate attack.

A separate SIDE ACCESS leads to the:

**ENCLOSED REAR GARDEN**

having superb terraced area leading to mainly lawned and bordered sections and in turn to a "secret garden" at the extreme rear, which includes a wooden greenhouse.

**SERVICES**

Company water, 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. We understand from the seller that there is a gas supply that has been capped in the garage, although we cannot confirm this.

**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.

**COUNCIL TAX**

We understand from www.voa.gov.uk that the property is listed under Council Tax Band E with Walsall Council

**FIXTURES & FITTINGS**

By application to the Selling Agents on 01922 627686.

AP/DBH/24/06/25

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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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