



291 Birmingham Road, Walsall, WS5 3QA

OFFERS OVER £800,000



## 291 BIRMINGHAM ROAD, WALSALL

Viewing is highly recommended to fully appreciate the spaciously proportioned accommodation of this six bedroomed extended detached family residence which is located in this sought after residential area of South Walsall, being set back from Birmingham Road behind a service road. Potential for further extension, if required, subject to planning permission.

The property is well served by all amenities including public transport services along Birmingham Road to both Walsall and Birmingham, local shopping facilities at Gillity Village, a good range of both private and state schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools, and Junctions 7, 9 or 10 of the M6 Motorway are all within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

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

### PORCH

having entrance door, UPVC double glazed windows, tiled floor and pin spot lighting.

### RECEPTION HALL

having ceiling light point, two central heating radiators, tiled floor, under stairs store cupboard and stairs off to first floor.

### GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin, tiled floor, ceiling light point, central heating radiator and extractor fan.

### LOUNGE

6.93m x 4.24m (22' 9" x 13' 11") having UPVC double glazed window to front, two ceiling light points, central heating radiator, coved cornices, brick built fireplace surround and double doors opening to dining room.

### DINING ROOM

5.00m x 3.65m (16' 5" x 12' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

### LOBBY

7.93m x 3.65m (26' 0" x 12' 0") having two ceiling light points, two central heating radiators, coved cornices, wall light points and built-in store cupboard.



## **FAMILY ROOM**

8.38m x 5.23m (27' 6" x 17' 2") having UPVC double glazed windows to side and rear, two ceiling light points, central heating radiator and UPVC double glazed door to rear garden.

## **BREAKFAST KITCHEN**

5.71m x 3.97m (18' 9" x 13' 0") 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, plumbing for automatic dishwasher, tiled floor, ceiling light point, UPVC door to side and UPVC double glazed window to rear.



## **UTILITY ROOM**

4.25m x 3.10m (13' 11" x 10' 2") having wall, base and drawer cupboards, roll top work surfaces, gas cooker point, tiled floor, plumbing for automatic washing machine, ceiling light point, central heating radiator and UPVC double glazed window to side.

## **FIRST FLOOR LANDING**

having UPVC double glazed windows to front and rear, three ceiling light points, central heating radiator, central heating boiler and stairs off to second floor.



## **BEDROOM NO 1**

4.36m x 3.55m (14' 4" x 11' 8") having UPVC double glazed window to rear, ceiling fan with light point, central heating radiator and a range of built-in wardrobes and cupboards.

## **EN SUITE SHOWER ROOM**

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, extractor fan and tiled floor.

## **BEDROOM NO 2**

4.24m x 3.16m (13' 11" x 10' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and built-in wardrobes.

## **BEDROOM NO 3**

4.24m x 3.16m (13' 11" x 10' 4") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and built-in wardrobes.

## **BEDROOM NO 4**

3.24m x 2.66m (10' 8" x 8' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.



## **FAMILY SHOWER ROOM**

having white suite comprising: shower cubicle fitted shower unit, wash hand basin with vanity unit under, low level WC, fully tiled walls, pin spot lighting ,radiator, tiled floor and UPVC double glazed window to rear.

## **SECOND FLOOR LANDING**

having UPVC double glazed window to rear and ceiling light point.

## **BEDROOM NO 5**

4.47m x 3.66m (14' 8" x 12' 0") having UPVC double glazed window to rear, pin spot lighting, central heating radiator, coved cornices and a range of built-in wardrobes.



## **EN SUITE SHOWER ROOM**

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail and UPVC double glazed window to rear.

## **BEDROOM NO 6**

4.21m x 4.13m (13' 10" x 13' 7") having UPVC double glazed window to rear, pin spot lighting, central heating radiator, coved cornices and built-in store cupboards.



## **EN SUITE BATHROOM**

having shower cubicle with fitted shower unit, corner bath, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator and Fakro roof window.

## **OUTSIDE**

### **FRONT DRIVEWAY**

with electrically operated entrance gates, providing off-road parking for several vehicles.

### **ENCLOSED REAR GARDEN**

with timber fencing surrounds, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, cold water hose tap and with CONCRETE STORAGE SHED.

### **GARAGE**

6.10m x 3.30m (20' 0" x 10' 10") having up-and-over entrance door, 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 F with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/26/06/25

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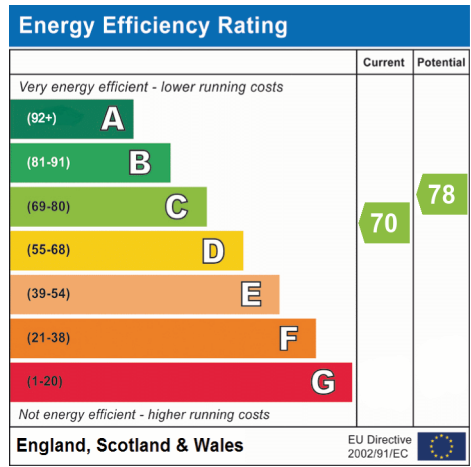
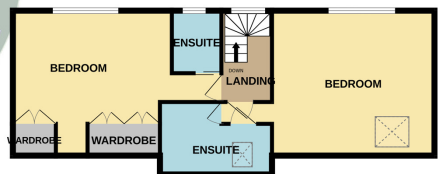
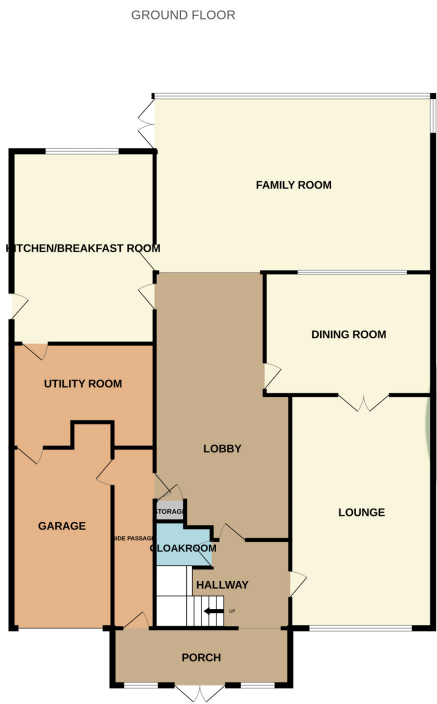
## MONEY LAUNDERING REGULATIONS

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.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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www.fraser-wood.co.uk

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