



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.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
79	66
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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)	



54 Park Hall Road, Walsall, WS5 3HL

OFFERS REGION £375,000



54 PARK HALL ROAD, WALSALL

This three bedroomed detached family house occupies a pleasant position on the Park Hall Estate, being well served by all amenities including public transport services to neighbouring areas, a good range of schools for children of all ages, local shopping facilities at Gillity Village and the M6 Motorway at Junction 8 provides ready access to the remainder of the West Midlands conurbation and beyond.

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



PORCH

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

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring and under stairs storage cupboard.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, central heating radiator, tiled walls, tiled floor and UPVC double glazed window to front.



LOUNGE

5.42m x 3.21m (17' 9" x 10' 6") having UPVC double glazed window to front, two ceiling light points, central heating radiator, gas fire and coved cornices.

DINING AREA

3.36m x 2.81m (11' 0" x 9' 3") having UPVC double glazed patio door to conservatory, ceiling light point, central heating radiator and coved cornices.



CONSERVATORY

3.51m x 2.85m (11' 6" x 9' 4") having UPVC double glazed windows, ceiling fan with light point, tiled floor and two wall light points.

KITCHEN

4.17m x 2.40m (13' 8" x 7' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, plumbing for automatic washing machine and dishwasher, pin spot lighting and UPVC double glazed window to rear.

CONSERVATORY NO 2

2.84m x 2.54m (9' 4" x 8' 4") having UPVC double glazed windows, two wall light points, central heating radiator, built-in store cupboard and UPVC door to rear garden.



FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.

BEDROOM NO 1

3.78m x 3.56m (12' 5" x 11' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

BEDROOM NO 2

3.78m x 3.21m (12' 5" x 10' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

BEDROOM NO 3

2.64m x 2.62m (8' 8" x 8' 7") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, airing cupboard and UPVC double glazed window to side.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles., a variety of trees and shrubs and with pathway to front door.

GARAGE

5.43m x 2.55m (17' 10" x 8' 4") having electrically operated roller shutter doors, power and lighting and UPVC double glazed window to side.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, well stocked flower and shrub borders, a variety of trees and bushes, ornamental fishpond and cold water hose tap.

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.

COUNCIL TAX

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

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/15/03/24

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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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