



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. 214.1 sq. metres

Energy Efficiency Rating	
Potential	Current
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	
England, Scotland & Wales	
73	81



22 Orwell Road, Walsall, WS1 2PJ

OFFERS REGION £580,000



## 22 ORWELL ROAD, WALSALL

This modern style, four bedroomed detached family house occupies a pleasant position in this popular and sought after residential area of the Borough, being conveniently situated for all amenities including public transport services to both Walsall and Sutton Coldfield town centres, the nearby Walsall Arboretum and a good range of both private and state schools for children of all ages. The M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

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

### PORCH

having entrance door, double glazed windows to front and with tiled flooring.

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, coved cornices, dado rail, two wall light points, under stairs storage space and stairs off to first floor.

### GUEST CLOAKROOM

having low flush w.c., wash hand basin, ceiling light point, central heating radiator, tiled splash back surrounds and window to front.

### THROUGH LOUNGE

7.26m x 3.93m (23' 10" x 12' 11") having UPVC double glazed angular bay window to front, two ceiling light points, two central heating radiators, two wall light points, coved cornices, dado rail, feature fireplace surround with fitted electric fire and UPVC double glazed patio doors to rear garden.

### DINING ROOM

4.16m x 3.25m (13' 8" x 10' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

### KITCHEN

5.18m maximum x 4.45m maximum (17' 0" x 14' 7") 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, appliance space, three ceiling light points, central heating radiator, tiled floor, UPVC double glazed window to rear and UPVC double glazed patio door to rear garden.

### UTILITY ROOM

2.79m x 2.29m (9' 2" x 7' 6") having inset stainless steel sink unit, wall and base cupboards, roll top work surfaces with tiled splash back surrounds, plumbing for automatic washing machine, appliance space, strip light, central heating radiator, UPVC double glazed window to side and door to side.

### FIRST FLOOR LANDING

having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices, airing cupboard, wall light point and loft hatch.

### BEDROOM NO 1

4.06m x 3.98m (13' 4" x 13' 1") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

### EN SUITE SHOWER ROOM

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

### BEDROOM NO 2

3.94m x 3.63m (12' 11" x 11' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and a range of wardrobes, cupboards and drawer units.

### BEDROOM NO 3

3.94m x 3.56m (12' 11" x 11' 8") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BEDROOM NO 4

3.42m x 2.43m (11' 3" x 8' 0") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### FAMILY BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., bidet, tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to front.

### OUTSIDE

### TARMACADAM DRIVEWAY

providing off-road parking for several vehicles, mature lawn with planted borders and with pathway to front entrance door.

### GARAGE

5.10m x 3.67m (16' 9" x 12' 0") having electrically operated roller shutter entrance door, power and lighting, central heating boiler and door to side.

### ENCLOSED REAR GARDEN

having timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, cold water hose tap 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

### 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/28/11/23

© FRASER WOOD 2023.

### 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.