

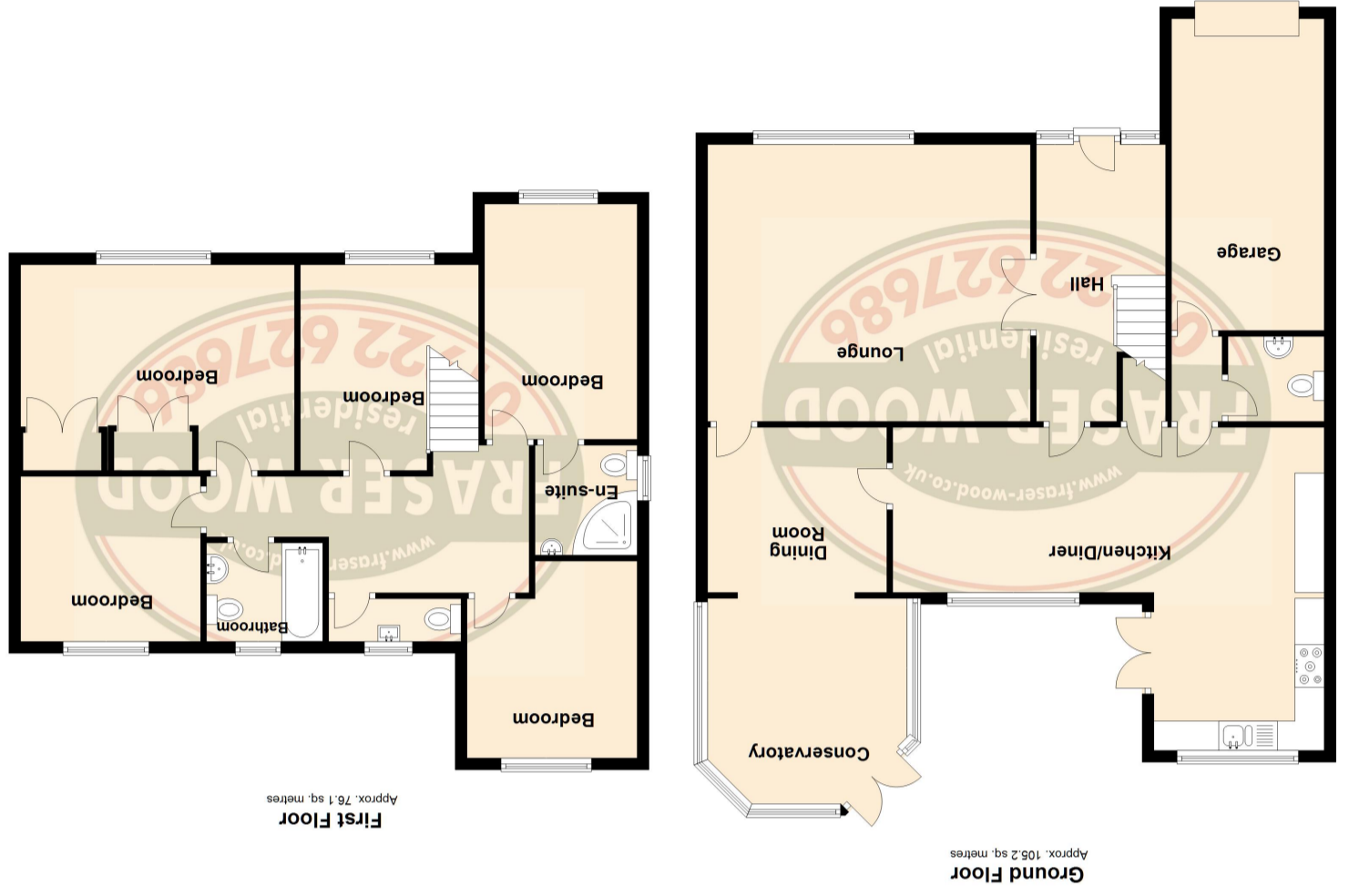


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 181.3 sq. metres

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	75
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	62
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

England, Scotland & Wales  
EU Directive 2002/91/EC



36 Norman Road, Brookhouse, Walsall, WS5 3QL

OFFERS REGION £650,000



### 36 NORMAN ROAD, WALSALL

This completely refurbished, extended detached family house occupies a pleasant position on the popular Brookhouse Estate, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities at Gillity Village and Junction 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.

Walsall provides 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, Hydesville Tower School and Park Hall Infant Academy School.

Offered for sale with the benefit of no upward chain involved, the well presented accommodation, which must be viewed to be fully appreciated, briefly comprises the following:- (all measurements approximate)



#### RECEPTION HALL

having entrance door, pin spot lighting, two central heating radiators, tiled floor, coved cornices, built-in store cupboards and stairs off to first floor.

#### LOUNGE

18' 0" x 15' 6" (5.49m x 4.72m) having double glazed square bay window to front, pin spot lighting, two central heating radiators, hardwood floor and feature fireplace surround.

#### SITTING ROOM

9' 11" x 8' 10" (3.02m x 2.69m) having pin spot lighting, central heating radiator and hardwood floor.



#### CONSERVATORY

13' 10" maximum x 9' 4" minimum (4.22m x 2.84m) having UPVC double glazed windows, central heating radiator, hardwood floor and UPVC double glazed door to rear garden.

#### DINING ROOM

10' 10" x 9' 4" (3.30m x 2.84m) having UPVC double glazed window to rear, pin spot lighting, central heating radiator, tiled floor and coved cornices.



#### WELL EQUIPPED KITCHEN

11' 7" x 10' 11" (3.53m x 3.33m) having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with five-ring gas hob and extractor hood over, appliance space, integrated dishwasher, pin spot lighting, central heating radiator, tiled floor, coved cornices, UPVC double glazed angular bay window to rear and UPVC door to rear garden.

#### LOBBY

having ceiling light point, central heating radiator and tiled floor.

#### GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin, part tiled walls, ceiling light point, heated towel rail and coved cornices.

#### FIRST FLOOR LANDING

having pin spot lighting, coved cornices and loft hatch.

#### BEDROOM NO 1

13' 0" x 8' 5" (3.96m x 2.57m) having double glazed window to front, pin spot lighting, central heating radiator, a range of fitted 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, pin spot lighting, heated towel rail and UPVC double glazed window to side.

#### BEDROOM NO 2

15' 1" x 9' 4" (4.60m x 2.84m) having double glazed window to front, pin spot lighting, central heating radiator, a range of fitted wardrobes and drawer units and coved cornices.

#### BEDROOM NO 3

11' 1" x 9' 4" (3.38m x 2.84m) having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.



#### BEDROOM NO 4

12' 4" x 9' 4" (3.76m x 2.84m) having UPVC double glazed angular bay window to rear, pin spot lighting, central heating radiator, coved cornices and UPVC double glazed window to side.

#### BEDROOM NO 5

10' 6" x 9' 3" (3.20m x 2.82m) having double glazed window to front, ceiling light point, central heating radiator, coved cornices and loft hatch.

#### FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to rear.

#### SEPARATE W.C.

having low flush w.c., wash hand basin, part tiled walls, pin spot lighting, heated towel rail, coved cornices and UPVC double glazed window to rear.

#### OUTSIDE

#### GOOD SIZED DRIVEWAY

providing off-road parking for several vehicles, shaped lawn, well stocked borders and with pathway to front entrance door.

#### 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.

#### GARAGE

17' 3" x 9' 6" (5.26m x 2.90m) having doors to front, power and lighting, plumbing for automatic washing machine and central heating boiler.

#### ENCLOSED REAR GARDEN

having timber fencing surround, patio area, mature lawn, a variety of trees and bushes, well stocked flower and shrub borders, ornamental fishpond, BRICK BUILT STORAGE SHED, COVERED SIDE PASSAGE and with gate to rear.

#### 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/10/10/23

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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.