

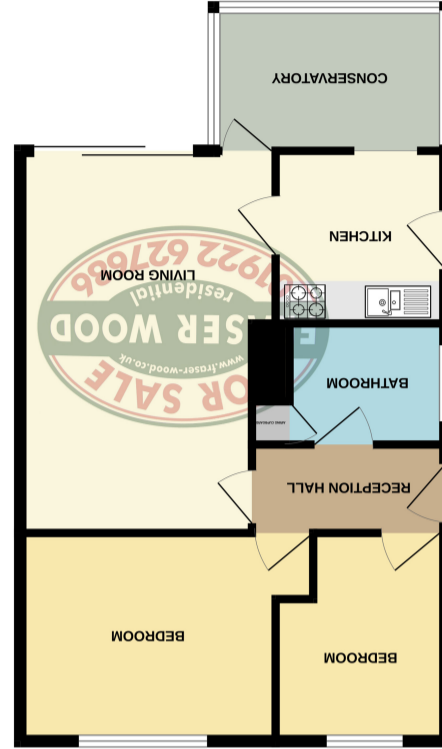


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

These energy ratings have been made to ensure the accuracy of the highest standard data measurements of date, windows, doors and other items are reported and no responsibility is taken for any errors or omissions. This is not to be taken as a guarantee and should be used as a guide only. The Energy Performance Certificate (EPC) is a legal requirement for all properties for sale or rent. It is made with Energy Code for Practice guidance. The Energy Performance Certificate (EPC) is a legal requirement for all properties for sale or rent. It is made with Energy Code for Practice guidance.

DAFFODIL ROAD

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	88
B (81-91)	88
C (69-80)	88
D (55-68)	88
E (39-54)	88
F (21-38)	88
G (1-20)	88
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



GROUND FLOOR



25 Daffodil Road, Orchard Hills, Walsall, WS5 3DQ

OFFERS REGION £275,000



## 25 DAFFODIL ROAD, WALSALL

This well presented, two bedroomed, semi-detached bungalow is conveniently situated on the popular Orchard Hills Estate and is well served by local amenities, including public transport services to neighbouring areas.

Offered to the market with the benefit of no upward chain involved, the accommodation briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring and loft hatch.

### LOUNGE

5.43m x 3.68m (17' 10" x 12' 1") having UPVC double glazed sliding patio door to rear garden, ceiling light point, central heating radiator, two wall light points and wooden flooring.

### CONSERVATORY

3.03m x 2.10m (9' 11" x 6' 11") having UPVC double glazed windows, wall light point and central heating radiator.

### KITCHEN

2.48m x 2.38m (8' 2" x 7' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, appliance space, plumbing for automatic washing machine, pin spot lighting, serving hatch to conservatory and with UPVC double glazed door to side.



### BEDROOM NO 1

4.24m x 3.01m (13' 11" x 9' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and coved cornices.

### BEDROOM NO 2

3.12m x 2.49m maximum, 1.87m minimum (10' 3" x 8' 2", 6' 1") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

### BATHROOM

having white suite comprising walk-in shower with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled wall, pin spot lighting, heated towel rail, tiled floor, airing cupboard and UPVC double glazed window to side.



### OUTSIDE

#### LAWNED FOREGARDEN

with SIDE DRIVEWAY providing off-road parking and with pathway to front entrance door.

#### GARAGE

having up-and-over entrance door.

#### ENCLOSED REAR GARDEN

with timber fencing surround, patio area and mature lawn.

#### 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.

### AGENTS' NOTE - PV PANELS

We understand that the PV solar panels fitted to the front elevation roof are subject to a 25 year lease dated 23 January 2015 with A Shade Greener (F8) LLP and prospective purchasers are advised to clarify further details 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 C with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/29/07/24

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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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