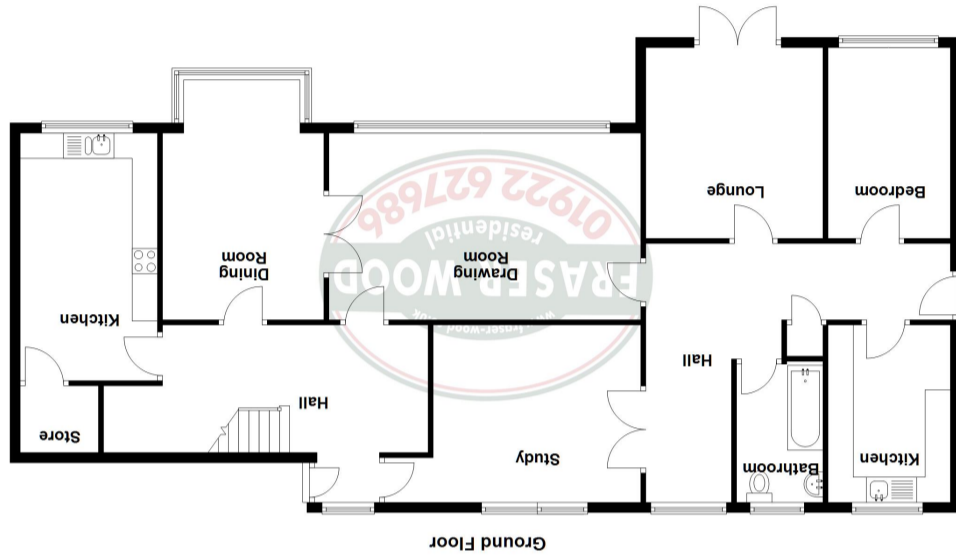
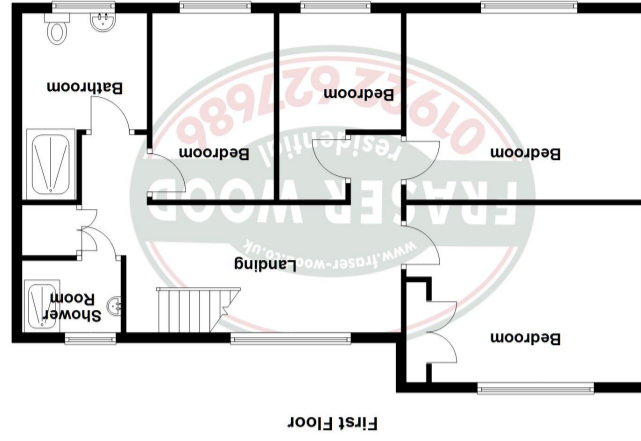




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England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	27
Potential	71



34 Park Road, Walsall, WS5 3JU

OFFERS REGION £850,000



34 PARK ROAD, WALSALL

This traditional style detached house stands in grounds extending to approximately half an acre and affords tremendous potential for expansion or development, subject to necessary planning permission and building regulations.

The property is located in this highly regarded residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities at Gillity Village and 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. The M6 Motorway at Junction 8 is within approximately 5 km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

Although in need of modernisation and refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having wooden entrance door, window to front, ceiling light point, parquet flooring, under stairs storage cupboard and stairs off to first floor.

GUEST CLOAKROOM

with low flush w.c., wash hand basin, heated towel rail, ceiling light point, tiled floor and two windows to front.

SPACIOUS LOUNGE

6.12m x 3.68m (20' 1" x 12' 1") having two windows to rear garden, wall light point, coved cornices and a feature fireplace surround with open fire.

DINING ROOM

4.55m x 3.20m (14' 11" x 10' 6") having window and door to rear garden, ceiling light point, coved cornices and parquet flooring.



KITCHEN

4.87m x 2.51m (16' 0" x 8' 3") having inset sink unit, wall, base and drawer cupboards, work surfaces, built-in oven with four-ring gas hob, appliance space, built-in store cupboard, windows to side and rear and wooden door to side.

STUDY

3.70m x 3.39m (12' 2" x 11' 1") having window to front and ceiling light point.

ANNEXE comprising:

LOBBY AREA with UPVC double glazed window to front, ceiling light point and electric storage heater.

LOUNGE 4.93m x 3.60m (16' 2" x 11' 10") having window to rear and ceiling light point.

KITCHEN 3.43m x 2.53m (11' 3" x 8' 4") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, appliance space, ceiling light point and UPVC double glazed window to front.

GROUND FLOOR BEDROOM/RECEPTION ROOM 4.72m x 3.29m (15' 6" x 10' 10") having window to rear, ceiling light point and electric storage heater.

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

FIRST FLOOR LANDING

having two windows to front, ceiling light point, airing cupboard and built-in store cupboard.

BEDROOM NO 1

4.23m x 3.41m (13' 11" x 11' 2") having windows to front and side and ceiling light point.

BEDROOM NO 2

4.29m x 3.67m (14' 1" x 12' 0") having windows to rear and side and ceiling light point.

BEDROOM NO 3

3.69m x 2.52m (12' 1" x 8' 3") having window to rear, ceiling light point and built-in wardrobe.

BEDROOM NO 4

3.69m x 2.52m (12' 1" x 8' 3") having window to rear, ceiling light point and built-in wardrobe.

SHOWER ROOM

currently in the process of being re-fitted comprising shower cubicle, low flush w.c. and wash hand basin.

ADDITIONAL SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, tiled splash back surrounds, ceiling light point, heated towel rail and window to front.

OUTSIDE

FOREGARDEN

with in-and-out driveway providing off-road car parking for several vehicles, mature lawn, a variety of trees and shrubs and with pathway to front entrance.

GARAGE

having doors to front.

EXTENSIVE, ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, mature lawn, a variety of trees and bushes, well stocked flower and shrub borders, SWIMMING POOL (which is currently being emptied), STORAGE SHED 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 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 that the property is listed under Council Tax Band G with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686. LS/DBH/17/06/24

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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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