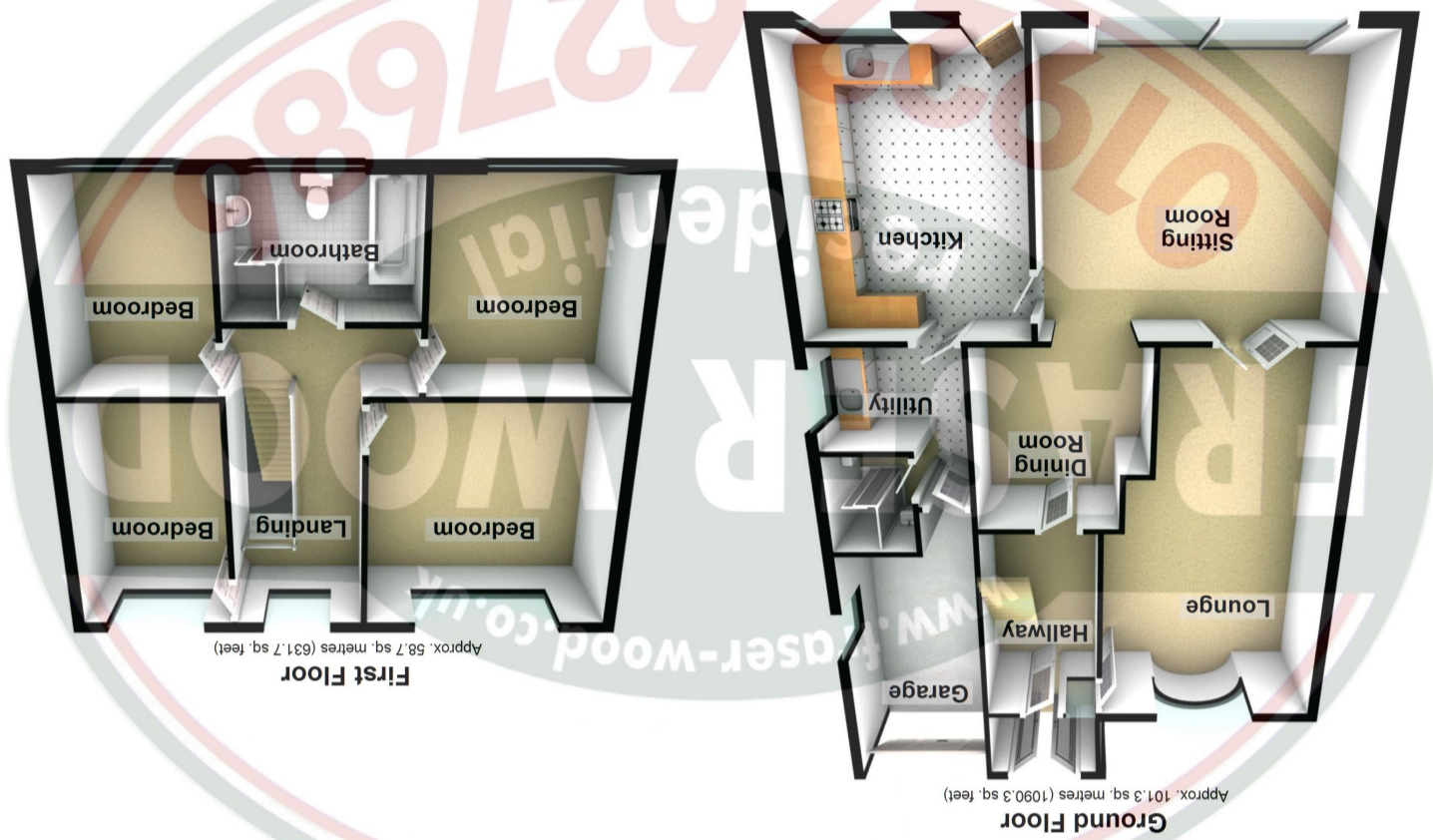




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 159.8 sq. metres (1720.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
63	72
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



69 Norman Road, Walsall, WS5 3QS

OFFERS OVER £575,000



69 NORMAN ROAD, WALSALL

This extended, modern style, four bedroomed detached house occupies a pleasant position in this popular and sought after residential area of South Walsall, having the benefit of a spacious boarded loft area, ideally suited for conversion to a loft room, subject to necessary building regulations/planning permission.

The property is well served by all amenities including public transport services to neighbouring areas, local shopping facilities at Gillity Village, a good range of schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools, and Junction 7 of the M6 Motorway is within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

The well-presented accommodation must be viewed to be fully appreciated and briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, tiled floor and stairs off to first floor.

LOUNGE

3.73m x 7.04m (12' 3" x 23' 1") having UPVC double glazed window to front, ceiling light point, two central heating radiators, three wall light points, feature fireplace surround with fitted gas fire, coved cornices and double doors to sitting room.

DINING AREA

3.40m x 2.67m (11' 2" x 8' 9") having ceiling light point, central heating radiator, coved cornices and under stairs storage cupboard.



SITTING ROOM

4.72m x 4.274m (15' 6" x 14' 0") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator and coved cornices. .

FITTED KITCHEN

3.43m x 4.19m (11' 3" x 13' 9") 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, pin spot lighting, central heating radiator, tiled floor and UPVC double glazed window and door to rear garden.

UTILITY ROOM

2.64m maximum x 2.57m (8' 8" x 8' 5") having inset stainless steel sink unit, base cupboards with roll top work surfaces, tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor, plumbing for automatic washing machine, central heating boiler and UPVC double glazed window to side.



SHOWER ROOM

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



FIRST FLOOR LANDING

having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and access to LOFT SPACE, having pin spot lighting, central heating radiator and Velux windows to front and rear. This area could easily be converted to a loft room, subject to necessary building regulations and planning consents.

BEDROOM NO 1

3.73m x 3.89m (12' 3" x 12' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

BEDROOM NO 2

3.10m x 2.95m (10' 2" x 9' 8") having UPVC double glazed window to rear, ceiling light point and a range of built-in wardrobes and cupboards.



BEDROOM NO 3

2.44m x 3.38m to wardrobes (8' 0" x 11' 1") having UPVC double glazed window to front, central heating radiator and built-in wardrobes.

BEDROOM NO 4

2.46m x 3.10m (8' 1" x 10' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BATHROOM

having white suite comprising panelled bath with separate shower cubicle having 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 rear.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

GARAGE

5.00m x 2.46m (16' 5" x 8' 1") having electrically operated up-and-over entrance door, power and lighting and UPVC double glazed window and door to side.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, Keter (composite) garden shed, a variety of trees and bushes, electric point and separate 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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/07/05/24

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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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