



Asking Price £500,000

FREEHOLD

walsall, ws1

Bedrooms : 5

Bathrooms : 1

Reception Rooms : 2

Kitchen

Dinning Room

Ground Floor WC

Ground Floor En Suite

Laundry Room

Garage

Pam Estates

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DESCRIPTION

Pam Estates Ltd are proud to present a four bedroom detached house nestled in one of the most sought after locations in Walsall. Lovingly maintained, this property is a must-view for buyers looking for an impressive and spacious family home. Centrally heated throughout, featuring modern recessed ceiling lighting and a luxurious tile flooring, this property has a stylish and contemporary appeal.

LOCATION

Located in Walsall this property is a walk away from public transport links. Gorway Garden is a private cul-de-sac just off the A34. The property is at the heart of a residential area and is well served by local schools and nurseries, as well as other amenities.

ACCOMMODATION

Ground Floor

Crossing the driveway, the front door opens into the entrance hall. Immediately by the entrance is the ground floor WC, as well as stairs leading to the first floor. From the entrance hall is access to the front lounge and the spacious kitchen/diner.

The kitchen space allows access to the ground floor bathroom, as well as to the laundry room. From the laundry room, the garage can be accessed.

The ground floor WC is furnished with under sink storage space and storage drawers. The room is fully tiled and is fitted with recessed ceiling lighting.

The Front lounge is beautifully lit with a large window overlooking the front of the property. As with the whole of the ground floor, the floor is tiled giving the house a clean and contemporary appeal. Recessed ceiling lights provide a modern touch, and this spacious lounge has ample power outlets.

The well-appointed kitchen and diner boasts ample space, perfect for both preparing food and dining. Central to the diner is a large kitchen island and breakfast bar with built-in countertop range and a stainless steel sink, served by an overhead extractor fan. Along one wall are fitted base and overhead cabinets and drawers, offering further countertop prep space and a further stainless steel sink. The opposite wall has a fitted oven as well as further storage space. The room has a sizeable French door, allowing access to the patio and rear garden- as well as making the room bright and inviting. From the kitchen, there is a ground floor ensuite bathroom offering modern facilities.

The well kept patio and garden area to the rear of the property is an ideal space. Privacy is guaranteed as it is enclosed by thick hedges.

The laundry room offers more built storage space, as well as laundry appliances including tumble dryer and plumbing for washing machine.

The garage is served by concrete flooring, and incorporates built in shelving. The central heating boiler is also situated in the Garage. The ground floor also has under floor heating installed.

First Floor

The handsomely carpeted stairs with finished banisters lead up to the first floor landing, offering access to the four bedrooms and first floor bathroom.

The bedrooms overlooking the front of the house are airy and spacious. They have fitted carpeting, radiators, recessed ceiling lights and fitted windows.

The bedrooms overlooking the rear of the property are similarly outfitted, but also benefit from walk-in WCs.

The first floor bathroom is fully tiled and outfitted in a modern and appealing aesthetic. The large washbasin is built into a freestanding unit that offers storage drawers and a linen rack. A modern WC offers differential flushing options. The room comes equipped with two generously sized showers, with one of them including a seat for accessibility.

DIMENSIONS

GROUND FLOOR

Front Lounge – 17'4" x 11' (5.3m x 3.3m)

Dinning room – 17'4" x 12' (5.3m x 3.6m)

Kitchen – 17'5" x 26'6" (5.3m x 8.1m)

Laundry room -

Garage – 15'4" x 17'8" (4.69m x 5.4m)

WC ground floor -

Ground floor Ensutie Bathroom – 12'4" x 12'6" (3.77m x 3.8)

FIRST FLOOR

1 Front Bedroom – 12'2" x 11'6" (12.2 x 3.5m)

2 Front Bedroom – 11'7" x 12'3" (3.56m x 3.7m)

3 Rear Bedroom with WC – 11'2" x 8'8" (3.4m x 2.6m)

4 Rear Bedroom with WC – 12'3" x 7'9" (3.7m x 2.4m)

Family Bathroom – 9'1" x 7'8" (2.77m x 2.3m)

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