

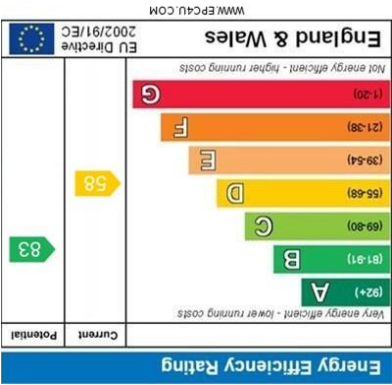
NOT TO SCALE. THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyancer.



Great Barr | 0121 241 4441



- Superb Presentation Throughout
- Spacious Living Room & Dining Room
- Sitting Room & Lounge
- Kitchen Breakfast/Diner
- Four Bedrooms (inc. Dressing Room)

Bell Road, Walsall, WS5 3JW

Offers In Excess Of
£625,000



Property Description

360 VIRTUAL VIDEO TOUR AVAILABLE This SUPERB DETACHED FAMILY HOME is situated in a quiet cul-de-sac location overlooking the green. The property is well-presented throughout and benefits from SPACIOUS and VERSATILE living accommodation. Having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having a paved drive with access to enclosed porch.

PORCH having glazed composite door with matching sides.

HALLWAY having ceiling light points, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

KITCHEN BREAKFAST/DINER 14' 6" x 8' 4" (4.42m x 2.54m) having double glazed window to front elevation, ceiling down lights/light points, power points, central heating radiator, a range of modern wall/base units with worktops over, inset sink unit with mixer tap over, breakfast bar with additional storage beneath, integrated gas hob with extractor over, integrated oven, integrated microwave/oven, integrated fridge, integrated freezer, integrated dishwasher, ample space for a range of appliances and access to utility.

UTILITY 7' 7" x 7' 10" (2.31m x 2.39m) having light points, power points, underfloor heating, base units with worktops over, inset sink with mixer tap over, ample space for a range of appliances including plumbing for washing machine and access to garage and dining room.

DINING ROOM 18' 10" x 7' 10" (5.74m x 2.39m) having light points, power points, central heating radiator, underfloor heating, skylight window, bi-folding doors to rear garden and doors giving access to lounge.

LIVING ROOM 19' 5" x 12' 10" (5.92m x 3.91m) having ceiling light points, power points, two central heating radiators and bi-folding doors opening to rear garden.

SITTING ROOM 12' 5" x 9' 0" (3.78m x 2.74m) having ceiling light point, power points, central heating radiator and bi-folding doors opening to rear garden.

LOUNGE 10' 0" x 8' 10" (3.05m x 2.69m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

SHOWER ROOM having double glazed window to side elevation, ceiling light points, a matching suite comprising of shower, wash hand basin and low flush w/c. FIRST FLOOR ACCOMMODATION having ceiling light points, power points, skylight window and doors off to all rooms.

BEDROOM ONE 12' 7" x 12' 4" (3.84m x 3.76m) having double glazed doors opening to Juliette balcony, ceiling light points, power points, central heating radiator, access to dressing room and door to en-suite.

DRESSING ROOM 7' 10" x 5' 2" (2.39m x 1.57m) having ceiling light point, power points, dressing table, shelving and hanging rails.

EN-SUITE having double glazed window to side elevation, ceiling light points, central heating radiator, a matching suite comprising of walk-in shower, wash hand basin and low flush w/c.

BEDROOM TWO 11' 0" x 10' 2" (3.35m x 3.1m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 11' 0" x 9' 5" (3.35m x 2.87m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM FOUR 8' 3" x 8' 0" (2.51m x 2.44m) having double glazed window to side elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having double glazed window to front elevation, ceiling light points, heated towel rail, a matching suite comprising of bath tub, wash hand basin, low flush w/c, shower and complimentary tiling to floor/walls.

OUTSIDE

REAR GARDEN having a paved patio area leading on to a lawned garden space to fenced perimeter.

GARAGE 14' 3" x 7' 10" (4.34m x 2.39m) having power/lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND E Walsall Metropolitan Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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Please note that all measurements are approximate.