



15 Fallowfield Road,  
Walsall, WS5 3DL

Offers in Excess of £460,000

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Set in a sought-after residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this impressive, detached residence boasts well-proportioned accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, fitted cupboards and access to ground floor shower room, light and airy dining room with large window to the front elevation, very spacious living room with two large windows to the rear elevation and the well-appointed breakfast kitchen which features a range of wall/base units, integrated fridge, freezer, double oven and hob with extractor over, plumbing for a washing machine and patio door leading into the rear garden.

To the first floor there are three generous double bedrooms - all of which offer a range of fitted storage - and the well-equipped bathroom with suite comprising WC, wash basin, corner bath and shower cubicle.

Externally, the neatly maintained rear garden is laid mainly to lawn with a block paved patio area and a selection of shrubs/bushes, block paved driveway to the front with access to the garage and further off-road parking to the side of the property with access to an additional garage.





## Property Specification

Dining Room -	4.41m (14'6") x 4.31m (14'2") max
Lounge -	5.41m (17'9") x 4.53m (14'10")
Breakfast Kitchen -	4.70m (15'5") x 3.55m (11'8")
Shower Room -	1.96m (6'5") x 1.44m (4'9")
Bedroom 1 -	4.70m (15'5") x 4.06m (13'4") plus recess
Bedroom 2 -	5.41m (17'9") x 3.38m (11'1") max
Bedroom 3 -	3.80m (12'6") x 3.14m (10'4") plus recess
Bathroom -	3.00m (9'10") plus shower area x 2.91m (9'7")
Garage (1) -	4.88m (16') x 3.06m (10'1") max
Garage (2) -	5.94m (19'6") x 3.28m (10'9")

### Agent's Note:

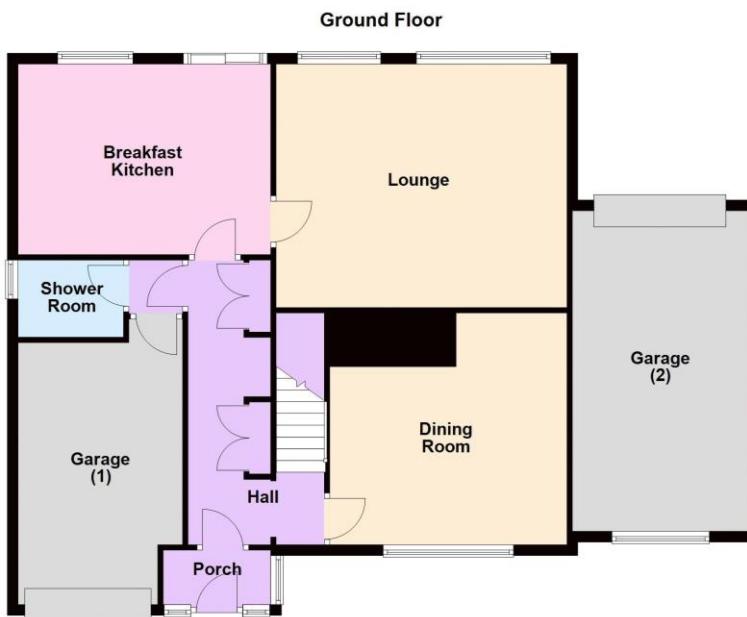
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 18th October 2024

### Viewer's Note:

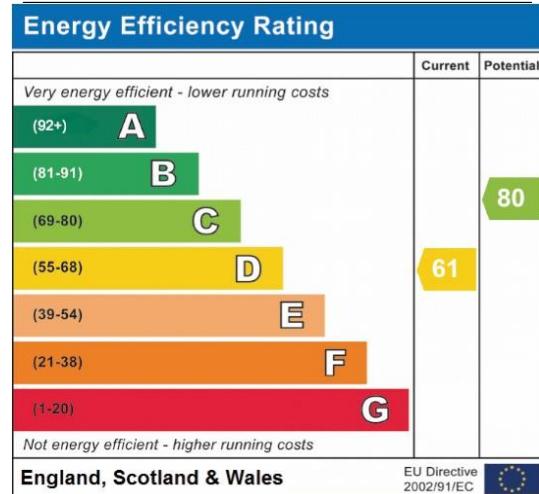
Services connected: Gas, Water, Electric & Drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating



## Map Location

