



Cameron Road,  
Walsall, WS4 2ES

Offers in the Region Of £330,000



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Enjoying an enviable position, within easy reach of Walsall Arboretum and offered for sale with no onward chain, this detached bungalow boasts well-proportioned accommodation, and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with access to storage cupboards, light and airy living room with feature fireplace and window to the front elevation and well appointed kitchen which has a range of fitter units, integrated fridge, dishwasher, microwave, oven and hob with extractor over, access to useful utility cupboard which has a wall mounted central heating boiler and plumbing for a washing machine and there is a door from the kitchen leading into the garage.

Completing the accommodation there are two generous double bedrooms - the rear one benefiting from an extension which has windows overlooking the rear garden - and the shower room which features a suite comprising WC, wash basin with contemporary pull-out storage drawer and double walk-in shower cubicle with mains shower fitment.

Externally, there is a large, well-established rear garden which has lawn and patio areas with a wide selection of shrubs, trees and bushes and there is driveway parking to the front of the property.







## Property Specification

NEATLY PRESENTED, DETACHED BUNGALOW  
POPULAR RESIDENTIAL LOCATION  
ACCESS TO WALSALL ARBORETUM NEARBY  
LIGHT AND AIRY LOUNGE  
WELL APPOINTED KITCHEN WITH UTILITY CUPBOARD

### Hall

Lounge 4.27m (14') x 3.55m (11'8")

Kitchen 3.55m (11'8") x 3.29m (10'10")

Utility Cupboard 0.91m (3') x 0.86m (2'10")

Bedroom 1 3.67m (12'1") x 3.67m (12')

Bedroom 2 5.03m (16'6") max into extension x  
3.67m (12') max

Shower Room 1.89m (6'3") x 1.66m (5'5") plus  
recess

### Garage

### 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: 14th September 2023

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

