



Bell Lane,
Walsall, WS5 4ES

Offers in the Region Of £350,000

Walsall

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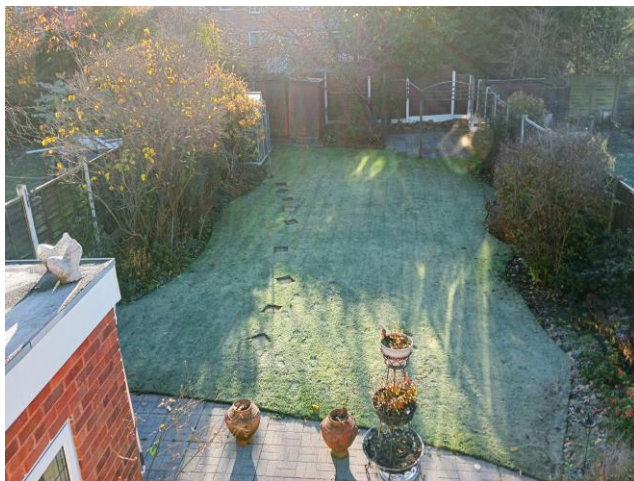
Set within easy reach of amenities, schools and transport links, this detached property offers extended and well-presented accommodation - ideally suited to being a superb family home - and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to guest WC, light and spacious through lounge / dining room with bay window to the front elevation, feature fireplace and further bay to the rear with door into the rear garden. Completing the ground floor there is the extended kitchen / breakfast room which features a range of wall and base units, gas cooker point, plumbing for a washing machine, space for a breakfast table and door to the rear garden.

To the first floor there are three excellent bedrooms - two generous double bedrooms and a good-sized single room - and the shower room with suite comprising WC, wash basin and shower cubicle.

Externally, there is a good sized and neatly maintained rear garden which is laid mainly to lawn with a patio area and a selection of trees / bushes and there is driveway parking to the front of the property with access to the tandem garage which has power and lighting and an up-and-over garage door.





Property Specification

Hall

Lounge / Dining Room

7.66m (25'2") plus bays
x 3.58m (11'9") max / 3.27m (10'9") min

Kitchen / Breakfast Room

6.24m (20'6") x 2.83m (9'4") max

WC

Garage

7.66m (25'2") x 2.37m (7'9") (2.17m
(7'1") min to chimney breast)

Landing

Bedroom 1 4.23m (13'10") max into bay x 3.58m (11'9")

Bedroom 2 3.93m (12'11") x 3.27m (10'9")

Bedroom 3 2.78m (9'1") x 2.37m (7'9")

Shower Room 2.10m (6'10") x 2.06m (6'9")

Viewer's Note

Services connected: Electricity, gas, water and drainage.
Council tax band: D
Tenure: Freehold

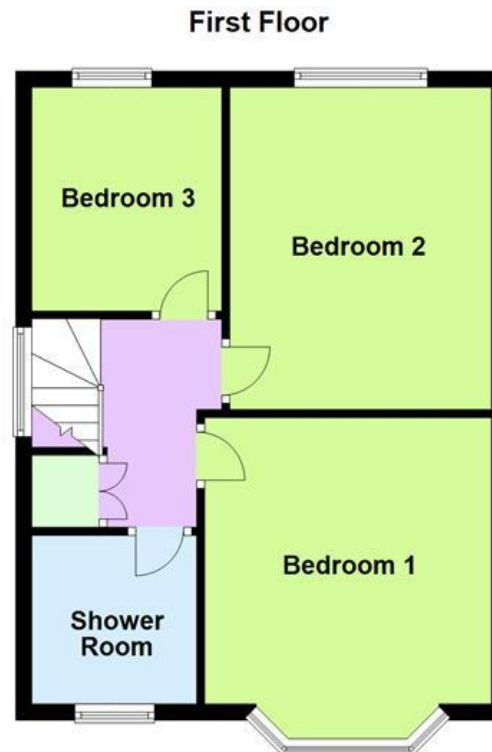
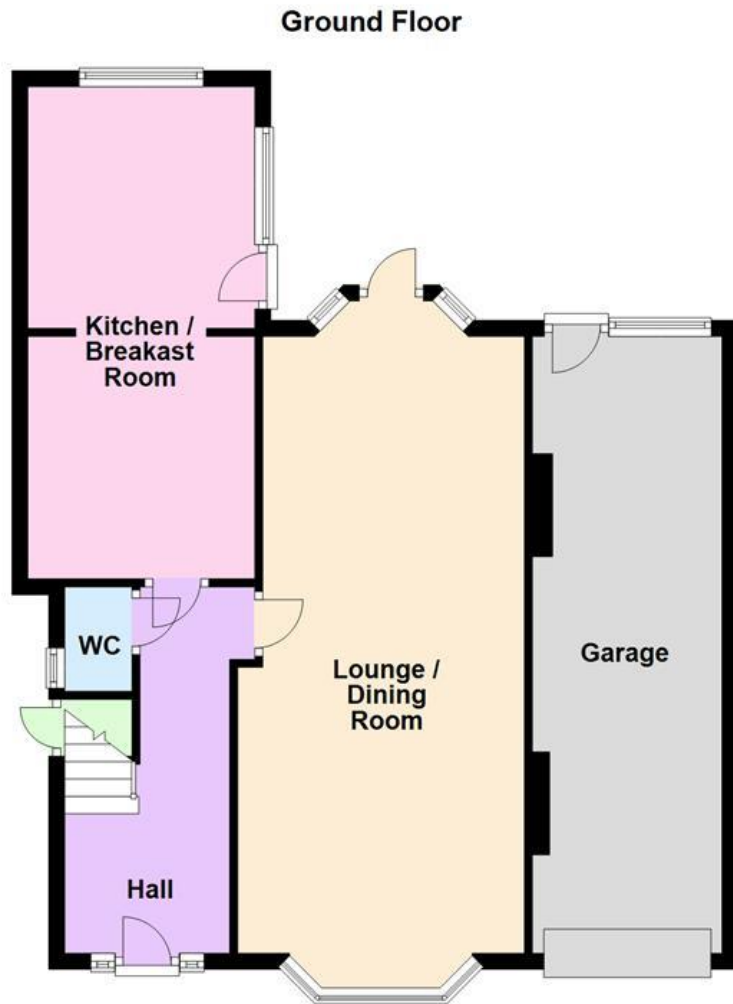
Agent's Note

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:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

