



Longmeadow Road
Walsall, WS5 3BZ

Offers in the Region Of £340,000

Walsall

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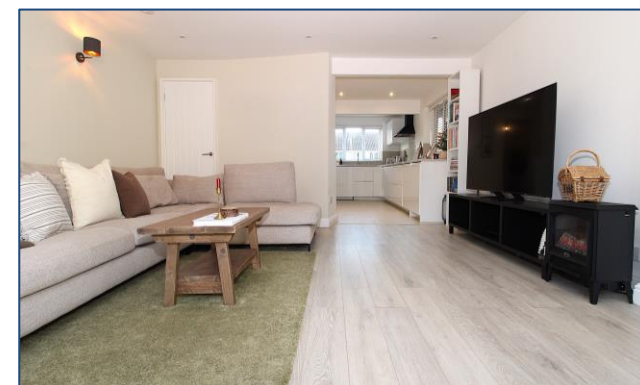
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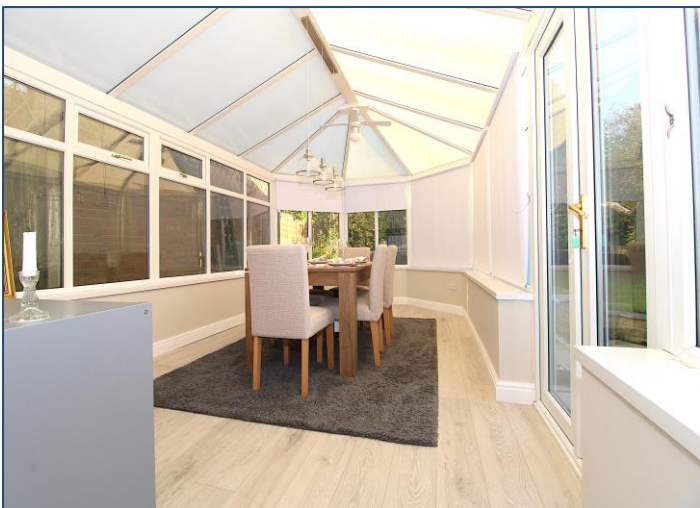
Set on the ever popular Orchard Hills estate this superbly presented semi detached home has been thoughtfully improved by the current owners to offer excellent accommodation.

Approached via the block paved front driveway, inspection reveals the entrance hall which gives way to the stunning refitted kitchen/ dining area with an excellent range of fitted units and integrated appliances which opens to the spacious rear lounge with feature bi fold doors opening to the rear garden.

Accessed via the lounge is the spacious conservatory with views over the landscaped rear garden. Stairs from the entrance hall rise to the first floor landing which has a generous storage cupboard and gives way to three well proportioned bedrooms and the refitted and fully tiled bathroom.

Outside to the rear the landscaped rear garden has a paved patio area with lawn beyond, a raised decked seating area and fencing to neighbouring boundaries whilst to the fore the block paved driveway gives way to the side garage.





Property Specification

**SUPERB SEMI DETACHED HOME
STUNNING INTERIORS
BEAUTIFUL KITCHEN
SPACIOUS LOUNGE WITH BI FOLD DOORS TO REAR
CONSERVATORY**

Kitchen Area 2.75m (9') x 2.06m (6'9")

Hall 2.08m (6'10") x 2.06m (6'9")

Dining Area 3.93m (12'11") x 2.44m (8') max

Living Room 4.89m (16') max x 4.83m (15'10") max

Garage 4.63m (15'2") max x 3.19m (10'6") max

Conservatory 5.64m (18'6") max x 2.91m (9'7")

Bathroom 1.82m (6') x 1.70m (5'7")

Bedroom 2 3.40m (11'2") x 2.99m (9'10")

Bedroom 1 4.05m (13'3") x 2.99m (9'10")

Bedroom 3 2.95m (9'8") x 1.82m (6')

Landing 3.04m (10') x 1.82m (6')

Kitchen Area 2.75m (9') x 2.06m (6'9")

Hall 2.08m (6'10") x 2.06m (6'9")

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:

Viewer's Note:

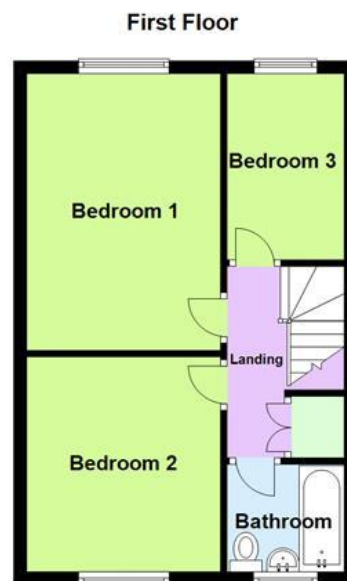
Services connected: All Services

Council tax band: C

Tenure: Freehold

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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

