



79 Fallowfield Road, Walsall,  
Walsall, WS5 3DW

**£250,000**



# Walsall

£250,000



Set in a sought-after residential location within easy reach of amenities, schools & transport links, this neatly presented semi-detached bungalow is offered for sale with no onward chain and an early viewing is highly recommended to avoid disappointment.

The accommodation includes welcoming entrance hallway, living/dining room with fireplace having gas fire inset, double glazed door leading into the conservatory which overlooks the rear garden and further doorway into the extended kitchen with a range of wall & base units, integrated oven & hob with extractor over, plumbing for a washing machine & dishwasher and doorway leading out into the carport area.

Continuing through the property there are two bedrooms - one double & one single - both with fitted wardrobes and the shower room with WC, wash basin, shower area and access to the airing cupboard.

Externally, the rear garden is laid mainly to lawn with a patio area & a selection of shrubs/bushes and there is driveway parking to the front of the property leading into a covered car-port area with a detached garage beyond.







## Property Specification

Living Room - 5.43m (17'10") x 3.60m (11'10") max

Conservatory - 3.12m (10'3") x 1.55m (5'1")

Kitchen - 3.95m (13') x 2.47m (8'1") max

Bedroom 1 - 3.62m (11'10") into wardrobe  
x 3.08m (10'1")

Bedroom 2 - 3.11m (10'2") x 2.47m (8'1")  
into wardrobe

Wet Room - 2.23m (7'4") x 1.66m (5'5")

Garage - 6.79m (22'3") x 2.76m (9'1")

### 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: 12th October 2020

### Viewer's Note:

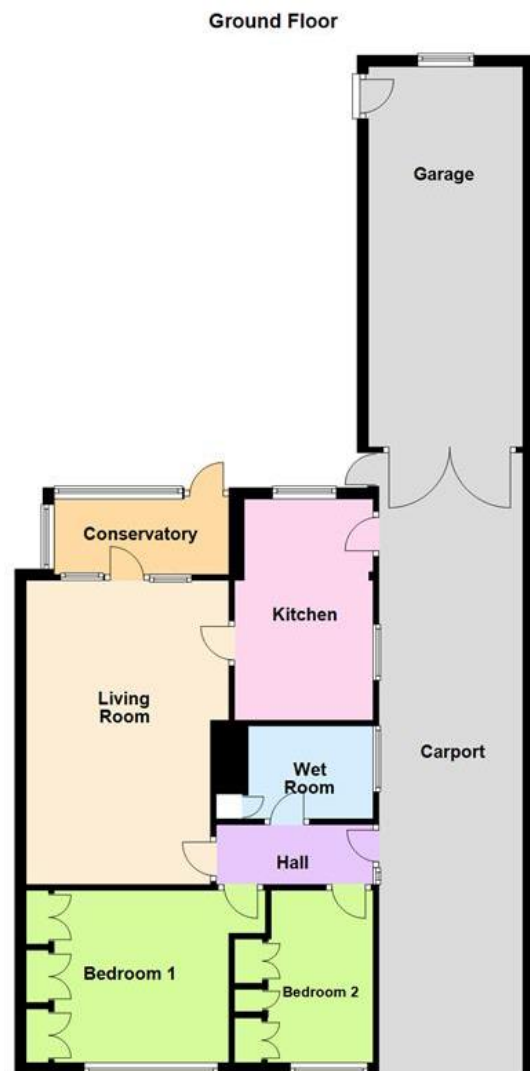
Services connected: Gas, Water, Electric & Drainage

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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

