



56 Fallowfield Road, Orchard Hills,  
Walsall, WS5 3DH

Offers in Excess of £300,000



# Orchard Hills

Offers in Excess of £300,000



Fallowfield Road is brought to the market offering well presented family accommodation situated in a much sought after residential location in an ideal position for all local amenities, schools and transport links.

The property is approached via a driveway and lawn area leading to the front door entrance and garage.

Internally, the ground floor accommodation benefits from an inner porch with door opening into a pleasant reception hallway which has stairs to the first floor and doors leading to the useful guest cloakroom and lounge. The lounge offers excellent family living space with feature fire and opens into the useful dining area with patio doors leading to the rear garden. The lounge also gives access to the extended fitted kitchen which comprises a range of wall and base units, work surfaces and inset sink and drainer. The kitchen also provides access to the tandem garage.

To the first floor, there are three bedrooms along with a family bathroom comprising panelled bath with shower over, low level w/c and wash hand basin.

To the rear of the property there is a delightful deck and patio area with steps leading down to the useful brick built office/music room and additional storage room.

Viewing is recommended at the earliest possible opportunity to fully appreciate the accommodation being offered for sale.





## Property Specification

### Reception Hallway

### Pleasant Lounge

17' 8" max x 16' 0" max (5.39m max x 4.88m max)

### Dining Area

10' 8" x 7' 5" (3.25m x 2.25m)

### Fitted Kitchen

12' 8" x 9' 0" (3.85m x 2.74m)

### Bedroom One

13' 3" x 9' 9" (4.05m x 2.97m)

### Bedroom Two

11' 1" x 9' 9" (3.37m x 2.96m)

### Bedroom Three

9' 7" x 6' 1" (2.92m x 1.85m)

### Bathroom

6'0" x 5'2" (1.82 x 1.58)

### Music Room/Office

16' 7" x 14' 8" (5.06m x 4.47m)

### Storage Room

16' 7" x 8' 0" (5.06m x 2.44m)

### Garage

29'11 x 9'1 (9.12m x 2.76m)

### 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: Gas, Electric, Drainage and Water

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

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

## Map Location

