



12 Newquay Close,
Walsall, WS5 3EP

Offers in Excess of £350,000

Walsall

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Ground Floor:

The property is entered via a covered porch with ceiling light, leading into a central hallway with radiator and stairs to the first floor.

To the front, the lounge is a spacious reception room with a gas fireplace, two radiators, ceiling and wall lighting, and large double-glazed windows for natural light. French-style double glazed doors open directly onto the rear garden.

The kitchen is fitted with a range of wall and base units, a one and a half bowl sink with mixer tap, and a four-ring electric hob with integrated oven. There is a double-glazed window overlooking the rear garden, wall-mounted boiler, and doors to both the outside and the adjoining dining room.

The dining room features a radiator, ceiling light, and sliding glass doors providing additional access to the rear garden.

A downstairs WC completes the ground floor, with a vanity wash hand basin, storage cupboard, chrome heated towel rail, ceiling light, and obscure double-glazed window to the rear.

First Floor:

The first floor comprises four bedrooms and a family bathroom.

Bedroom one is a front-facing double room with a radiator and double-glazed window. Bedroom two is a double room to the rear, also with a radiator and rear-facing double-glazed window. Bedroom three is a smaller double, also overlooking the rear, and bedroom four is a single room to the front—ideal for a study or nursery.

The bathroom includes a panelled bath, a separate shower cubicle with shower over, WC, wash hand basin, radiator, and ceiling light, along with an obscure double-glazed window to the side elevation.

The landing offers access to a storage cupboard, loft hatch, and an additional side-facing obscure double glazed window.

External:

The property benefits from a block-paved driveway at the front, offering off-road parking and bordered by boundary fencing for privacy. A side gate provides secure access to the rear garden.

To the rear, a raised slabbed patio area extends from the lounge and dining room, creating a practical space for outdoor seating or dining. Steps lead down to a lawned garden with established shrubbery and full boundary fencing, offering a good degree of privacy and a low-maintenance outdoor space.





Property Specification

Entrance Porch

Hallway

Lounge - 18' 7" x 13' 1" (5.66m x 3.98m)

Kitchen - 10' 2" x 10' 6" (3.10m x 3.20m)

Dining Room - 8' 8" x 12' 0" (2.64m x 3.65m)

Downstairs WC

Bedroom 1 - 11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom 2 - 10' 9" x 12' 1" (3.27m x 3.68m)

Bedroom 3 - 10' 2" x 8' 8" (3.10m x 2.64m)

Bedroom 4 - 6' 4" x 8' 1" (1.93m x 2.46m)

Bathroom - 7' 9" x 6' 9" (2.36m x 2.06m)

Garage - 15' 7" x 7' 7" (4.75m x 2.31m)

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: 19th June 2025

Viewer's Note:

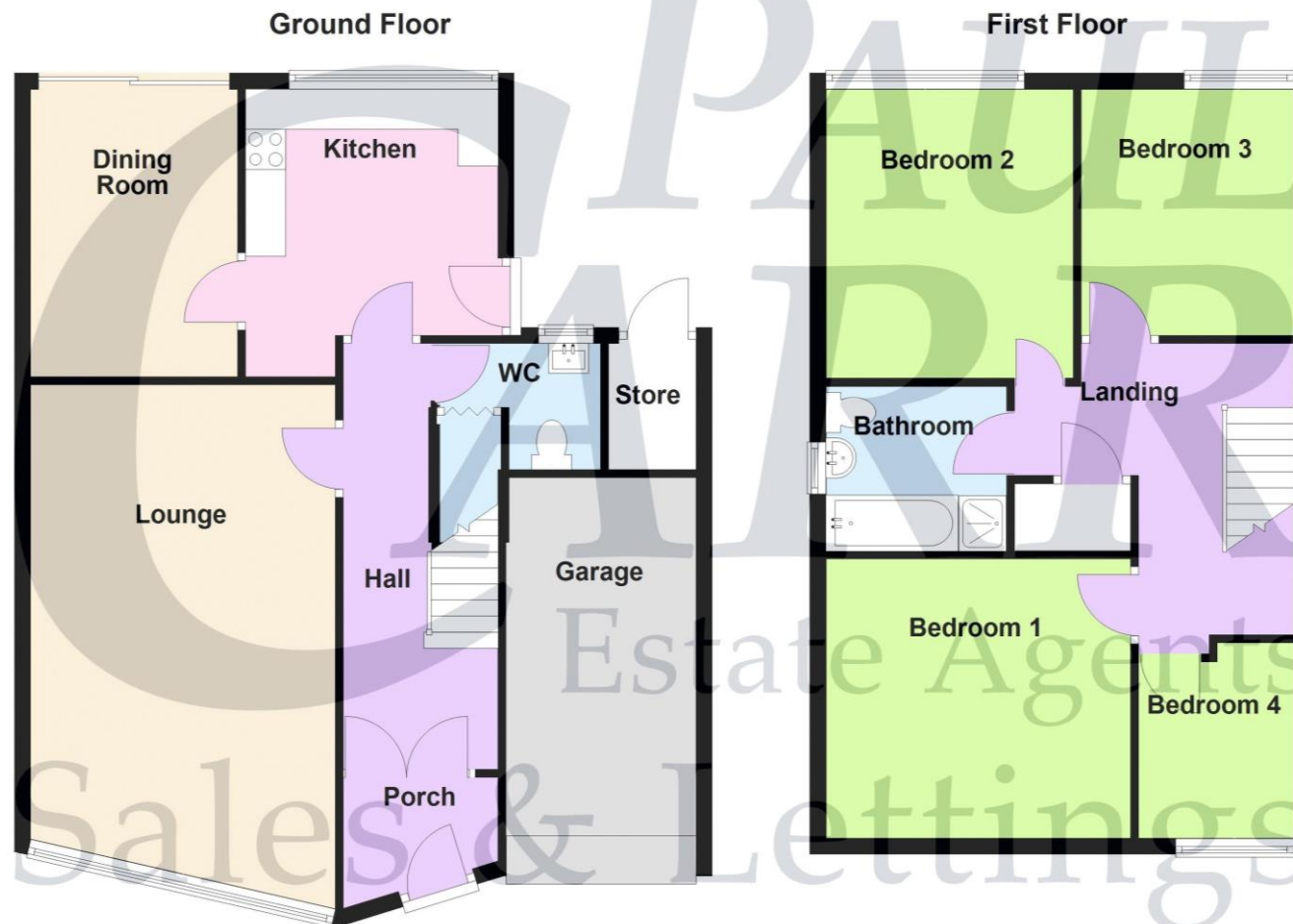
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

