



23 Orwell Road,  
Walsall, WS1 2PJ

Offers in the Region Of £390,000

# Walsall

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Set in a sought-after residential location, within easy reach of the centre of Walsall with its excellent amenities and with access to highly regarded schools nearby, this fabulous semi-detached house would make an ideal family home, boasting beautifully presented accommodation, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and airy open-plan lounge/dining room with bay window to the front elevation, feature fireplace with gas fire inset and French windows into the rear garden and the stunning breakfast kitchen with a range of wall/base units, granite worktops, Belfast style sink, integrated dishwasher, washing machine, fridge and freezer, space for a Range Style cooker and door into the secure side access/storage.

To the first floor there are two generous double bedrooms (one of which has fitted wardrobes), well equipped bathroom with suite comprising WC, wash basin, bath and separate shower cubicle and there is a useful study/nursery with stairs leading to a spacious loft bedroom with further fitted storage.

Externally, the rear garden is laid mainly to lawn with a paved patio area and fenced borders and there is a block paved frontage to the property.





## Property Specification

Porch -	2.74m (9') x 1.10m (3'7")
Hall -	2.74m (9') x 1.72m (5'8")
Lounge/Dining Room -	8.32m (27'4") plus bay x 3.65m (12')
Breakfast Kitchen -	6.00m (19'8") plus bay and recess x 2.66m (8'9")
WC -	1.60m (5'3") x 0.96m (3'2")
Side Passageway -	6.57m (21'7") x 1.09m (3'7")
Bedroom 1 -	3.96m (13') x 3.65m (12')
Bedroom 2 -	4.26m (14') max x 3.65m (12') max
Study/Nursery -	3.20m (10'6") x 2.73m (8'11")
Bathroom -	2.73m (8'11") x 2.36m (7'9")
Loft Bedroom -	6.48m (21'3") x 3.09m (10'2") plus eaves space
Eaves Storage -	3.07m (10'1") x 0.81m (2'8")

### 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: 9th April 2024

### Viewer's Note:

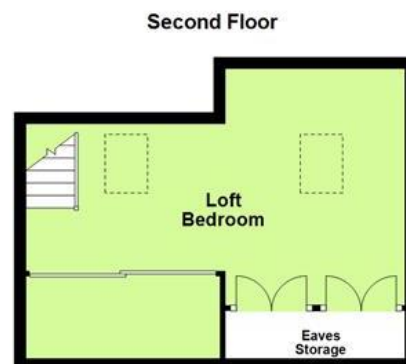
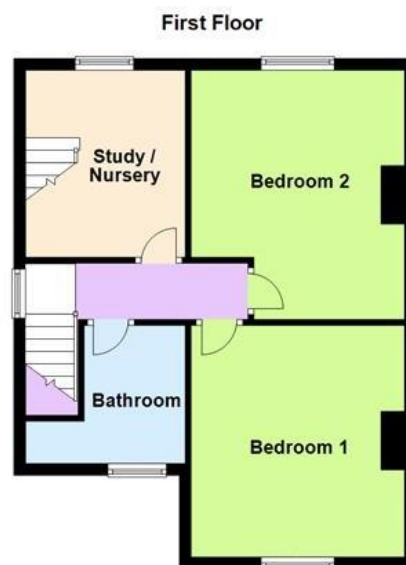
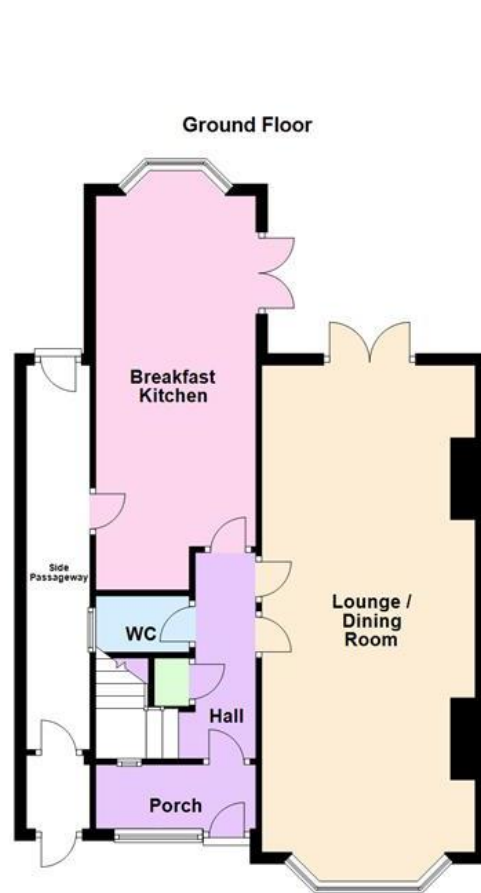
Services connected: Gas, Water, Electric & Drainage

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

