



480 Sutton Road,
Walsall, WS5 3AZ

Offers Over £650,000

Walsall

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Set back well from the road, this impressive, detached residence occupies a generous overall plot and has been thoughtfully extended and improved by the current owner to create a fabulous home, ideally suited to a large or growing family.

Being beautifully presented throughout, the accommodation includes large porch, welcoming reception hallway with stairs to first floor & access to under-stairs storage cupboard, large open-plan living/dining/family room bathed in light from two sets of bi-fold doors which lead into the rear garden and has double doors leading into the stunning breakfast kitchen which has a wide range of wall & base units, island with further cupboards and a breakfast bar, integrated fridge, freezer & dishwasher, space for a range cooker and access to the covered side access. Completing the ground floor there is a useful utility room with a number of wall & base units, sink and plumbing for a washing machine and access to a ground floor shower room.

To the first floor there are four generous double bedrooms, all with fitted wardrobes, - one of which has an ensuite shower room and one of which has its own dressing room - and the well-equipped family bathroom with suite comprising WC, wash basin with drawer vanity unit, freestanding bath and double shower cubicle with mains shower over.

Stairs lead from the landing to the second floor where there is a further spacious double bedroom with fitted wardrobes, ensuite shower room, dressing room and access to eaves storage.

Externally, the large rear garden is laid predominantly to lawn with a paved patio area and a brick-built garden/hobby room (currently used as a pool/games room) and there is a large driveway to the front of the property allowing off road parking for multiple vehicles and giving access to the garage. A secure side entrance, lockable from the front and rear, leads from the front to the back of the property, giving access to the garden.

Viewing is highly recommended to truly appreciate all this property has to offer.





Property Specification

Porch -	2.89m (9'6") x 2.47m (8'1")
Hall -	5.11m (16'9") x 2.00m (6'7")
Lounge/Dining/Family Room -	9.05m (29'8") max x 8.23m (27') max
Kitchen/Breakfast Room -	6.86m (22'6") x 3.62m (11'11") max
Utility -	3.52m (11'7") x 2.35m (7'9")
Shower Room -	2.75m (9') x 2.20m (7'3")
Covered Side Access -	8.00m (26'3") x 0.94m (3'1")
Garage -	5.19m (17') x 2.56m (8'5") max
Bedroom 2 -	6.22m (20'5") max x 3.40m (11'2")
Ensuite -	2.33m (7'8") x 1.45m (4'9")
Bedroom 3 -	6.07m (19'11") x 3.23m (10'7") into wardrobes
Bedroom 4 -	3.62m (11'11") x 3.44m (11'3")
Dressing Room -	3.27m (10'9") x 2.66m (8'9")
Bedroom 5 -	5.55m (18'3") x 2.39m (7'10") max
Bathroom -	4.03m (13'3") x 2.20m (7'3")
Bedroom 1 -	5.38m (17'8") max x 4.08m (13'5") max
Ensuite -	1.97m (6'6") x 1.72m (5'8")
Dressing Room -	3.27m (10'9") x 2.40m (7'10") plus alcove

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: 16th March 2021

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: F

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) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(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

