



Daffodil Road, Orchard Hills  
Walsall, WS5 3DQ

Offers Over £300,000

# Orchard Hills

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Set in the ever-popular Orchard Hills area of Walsall, this fabulous semi-detached bungalow boasts immaculately presented, extended accommodation with an internal inspection essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway, stunning open-plan lounge / kitchen / dining room with the kitchen area featuring twin skylights, a range of stylish, pale grey gloss fronted wall / base units, integrated microwave oven, oven and 5-ring gas hob with extractor over, plumbing for a dishwasher, door to the rear garden and access to useful utility room with plumbing for washing machine, wall mounted central heating boiler and access to shower room.

Completing the accommodation there are three bedrooms - a double with fitted wardrobes and two singles - and the bathroom with suite comprising WC, wash basin with contemporary vanity unit with pull out drawer and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a timber decked area and there is an attractive graveled fore-garden with driveway parking available.





## Property Specification

### Hall

#### Lounge / Kitchen / Diner

8.46m (27'9") x 4.00m (13'1") max /  
3.30m (10'10") min

#### Utility

1.70m (5'7") x 1.46m (4'9")

#### Shower Room

1.70m (5'7") x 1.24m (4'1")

#### Bedroom 1

3.64m (11'11") x 3.09m (10'2")

#### Bedroom 2

3.09m (10'2") x 2.48m (8'2") max

#### Bedroom 3

2.49m (8'2") x 2.48m (8'2")

#### Bathroom

2.22m (7'3") x 1.67m (5'6")

## Viewer's Note

Services connected:

Gas, electricity, water and drainage.

Council tax band:

C (improvement indicator in place)

Tenure:

Freehold

## 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.

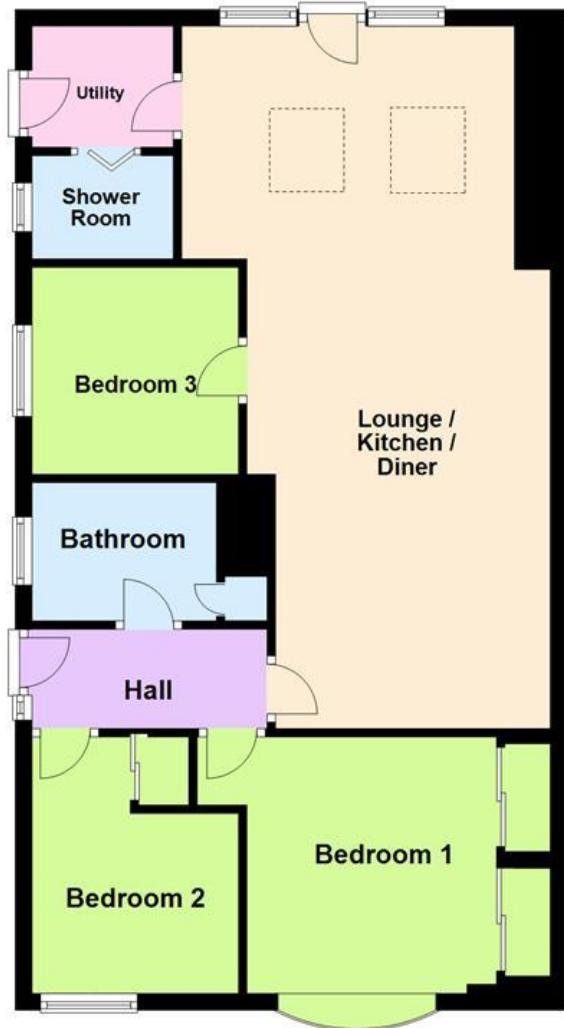
Came on the market:

# Floor Plan

# Energy Efficiency Rating

*This floor plan is not drawn to scale and is for illustration purposes only*

**Ground Floor**



## Map Location