



39 Redruth Road, Park Hall,  
Walsall, WS5 3EJ

Offers in the Region Of £395,000

# Park Hall

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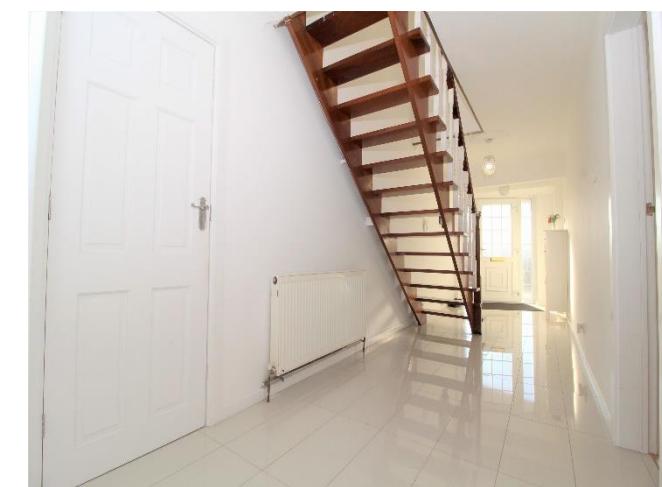
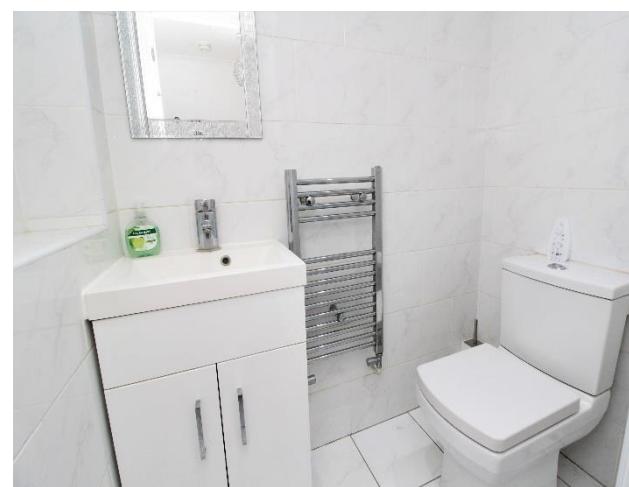
Within easy reach of excellent schools, amenities and transport links, this superb, detached property is set in a highly sought-after location and would make an ideal purchase for someone looking for a fantastic family home.

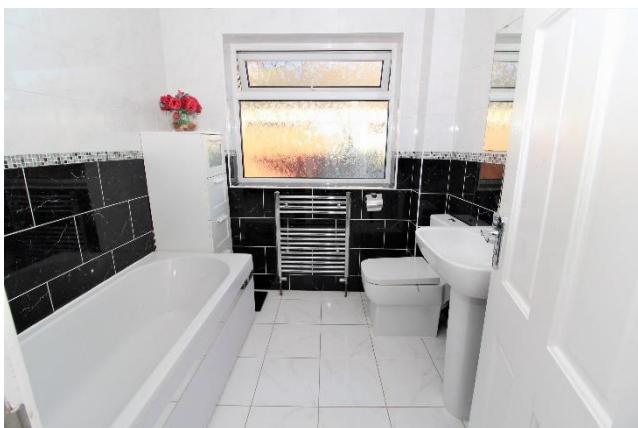
The accommodation includes impressive entrance hallway with tiled flooring, stairs to first floor and guest WC off, light and spacious open-plan lounge / dining room with attractive wall mounted fire, large window to the front elevation, French doors to the rear garden and door into stunning breakfast kitchen which boasts a range of modern gloss fronted units, quartz worktops including a breakfast bar, integrated dishwasher, double oven and hob, access to useful pantry and door into the rear garden.

To the first floor there are four excellent bedrooms, the bathroom with suite comprising WC, wash basin and bath and separate shower room with shower cubicle having mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a block paved patio area and a selection of shrubs/bushes and there is driveway parking to the front of the property giving access to the garage which has power, lighting and plumbing for a washing machine.

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





### 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:

## Property Specification

Lounge/Dining Room - 9.44m (31') x 3.92m (12'11") max

Breakfast Kitchen - 5.84m (19'2") x 2.94m (9'8") plus recess

Pantry - 1.57m (5'2") x 1.41m (4'8")

Bedroom 1 - 4.04m (13'3") x 3.56m (11'8")

Bedroom 2 - 3.63m (11'11") x 3.30m (10'10")

Bedroom 3 - 3.17m (10'5") x 2.72m (8'11")

Bedroom 4 - 2.38m (7'10") plus recess x 1.96m (6'5")

Bathroom - 2.11m (6'11") x 2.11m (6'11")

Shower Room - 1.82m (6') x 0.77m (2'6")

Garage - 6.15m (20'2") x 2.39m (7'10")

### Viewer's Note:

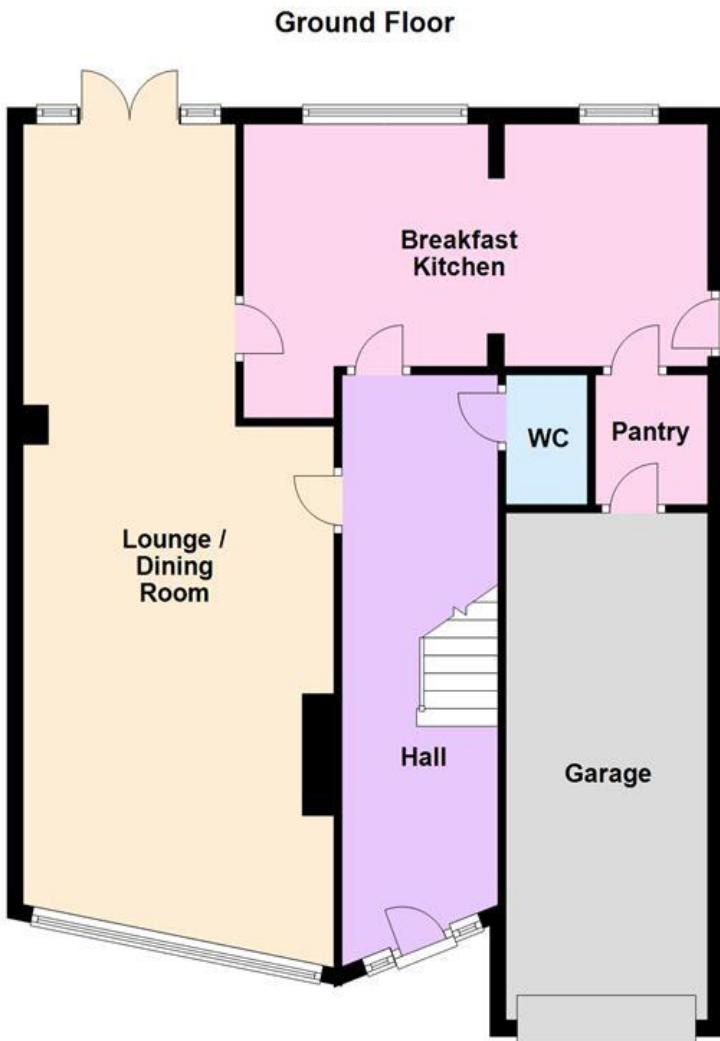
Services connected: All mains services connected.

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

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

