



Birmingham Road
Park Hall, Walsall

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious four bedroom character end terraced family home situated in the sought after Walsall suburb of Park Hall.

The property was built in the late 1800's and features an abundance of living and sleeping accommodation set over three floors with the sizes of the rooms further enhanced by its traditional high ceilings.

The property briefly comprises: porch, hallway, front lounge and rear sitting room, an extended open plan kitchen with dining area, landing, family bathroom and further shower room, three bedrooms plus a further staircase to the second floor bedroom converted from the large attic space. There is also a cellar which is useful for extra storage. The property benefits from UPVC double glazing and central heating through out.

Externally there is driveway to the front offering off road parking, plus a substantial private rear garden, with courtyard area from the kitchen, patio area perfect for entertaining, a large lawn extending to the rear plus a vegetable patch and shed at the rear.

It is situated in the sought after Park Hall suburb on outskirts of Walsall, just a short distance from Great Barr and West Bromich it is well placed to take advantage of a wide range of amenities in Walsall town centre and Birmingham all being within driving distance. Commuter benefits include the M6 linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Walsall Town Centre.

RECEPTION HALL:

Accessed via the entrance porch it features: Carpeted flooring, ceiling light points, radiators, stairs to first floor and down to the to the cellar, doors to lounge and kitchen.

FRONT LOUNGE:

5.28m (17'4") max x 3.96m (13')
Feature fireplace, carpeted flooring, coving, TV aerial & phone sockets, ceiling light point, radiator, bay window to the front, French doors leading to the rear sitting room.

REAR SITTING ROOM:

5.78m (18'11") max x 3.45m (11'4")
Feature recess fireplace, carpeted flooring, ceiling light point, radiator, archway to the rear porch area with patio doors to the garden and door to the kitchen.

KITCHEN WITH DINING AREA:

8.70m (28'7") x 2.79m (9'2")
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 5 ring gas hob with extractor hob, space for a fridge freezer, dishwasher, washing machine and dryer, wall tiling, tiled flooring, ceiling spot lights, rear dining area with French doors to the rear garden and door to the courtyard.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom, further shower room and staircase to the second floor bedroom.

BEDROOM ONE:

4.56m (15') x 2.90m (9'6")
Carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

4.27m (14') x 3.23m (10'7")
Built in wardrobes, carpeted flooring, ceiling light point, radiator and windows to the rear.

BEDROOM THREE:

3.20m (10'6") x 2.29m (7'6")
Carpeted flooring, radiator, ceiling light point and window to the front.

FAMILY BATHROOM:

Modern white suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, ceiling light, radiator, and window to side and double fronted linen cupboard.





SHOWER ROOM:

Modern white suite comprising: shower cubicle, wall mounted wash hand basin with drawer unit, low level W/C, wall tiling, tiled floor, ceiling light, radiator and window to side.

BEDROOM FOUR/ATTIC ROOM:

6.74m (22'1") x 5.29m (17'4")

Wooden flooring, Velux windows to the front and rear, ceiling light points, radiator, eaves storage space, potential to add an en-suite and wardrobes.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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