



Hill Park, Shire Oak
Walsall, WS9 9RD

£340,000

Shire Oak

£340,000



Set in a quiet Cul-de-Sac location, within easy reach of amenities, schools and transport links, this superb, detached house offers neatly 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, light and airy living room with window to the front elevation, feature fireplace with gas fire inset and door leading through into the separate dining room. Completing the ground floor there is the well-appointed kitchen which features a range of fitted units, integrated oven and gas hob with extractor over, plumbing for a washing machine and door to rear lobby which gives access to the guest WC and garage and has a door to the rear garden. To the first floor there are three bedrooms - two generous doubles and a single (all of which have built in storage) and the fully tiled bathroom with white suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and a selection of trees / bushes and there is off-road parking to the front of the property with access to the garage via an up-and-over garage door.





Property Specification

NEATLY PRESENTED, DETACHED PROPERTY
PLEASANT CUL-DE-SAC LOCATION
AMENITIES AND SCHOOLS NEARBY
LIGHT AND AIRY LOUNGE
SEPARATE DINING ROOM

Hall

Lounge 4.22m (13'10") x 4.01m (13'2")

Dining Room 2.95m (9'8") x 2.82m (9'3")

Kitchen 3.42m (11'3") x 2.95m (9'8")

WC

Garage 5.20m (17'1") x 2.43m (8')

Landing

Bedroom 1 3.54m (11'7") x 2.89m (9'6")

Bedroom 2 3.04m (9'11") x 2.89m (9'6")

Bedroom 3 2.71m (8'11") x 2.03m (6'8")

Bathroom 1.92m (6'4") x 1.91m (6'3")

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: 12th March 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: D
Tenure: Freehold

