



Cornwall Road

South Walsall, WS5 3PD

£500,000

ficorns & co
ESTATE AGENTS

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FOR SALE



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Acorns & Co Estate Agents are pleased to offer For Sale this well maintained Five Bedroom Double Story Extended Detached Property situated in a highly sought after road within South Walsall, situated close to local amenities, reputable schools; including Parkhall and Queen Mary's Grammar school, and with excellent transport links. The property briefly comprises; spacious entrance hallway, sitting room, open plan lounge / dining area, kitchen with breakfast area, conservatory, downstairs W.C., first floor landing, five bedrooms, a bathroom, and a shower room. Outside; a block paved driveway, a garage with a remote controlled electric door, and a mature and spacious rear garden. The property also benefits from an intruder alarm system, UPVC double glazing and gas central heating. Internal viewing is highly recommended.

Approach:

The property is approached via a block paved driveway providing ample off road parking, with a remote controlled up and over door leading into garage, with a front garden mainly laid to lawn, with borders with mature shrubs, with a composite front door into;

Entrance Hallway: 2.24m (7' 4") x 2.71m (8' 11")

With two UPVC double glazed windows to front elevation, a useful cloaks cupboard off, a wall mounted intruder alarm access panel, laminate flooring, a staircase leading to first floor accommodation, coving, three wall mounted light points, a ceiling light point, and doors off to;

Downstairs W.C.:

With a low level flush W.C., a wall mounted wash hand basin, a wall mounted radiator, laminate flooring, a wall mounted light point, a frosted UPVC double glazed window to side elevation.

Sitting Room: 3.65m (12' 0") x 4.03m (13' 3") into bay

With a UPVC double glazed bay window to front elevation, an inset wall mounted living flame gas fire inset into a stainless steel surround, laminate flooring, a wall mounted radiator, two wall mounted light points, a ceiling light point, and coving.

Lounge Area: 3.68m (12' 1") x 3.65m (12' 0")

With a designer wall mounted inset living flame gas fire, two UPVC double glazed windows to side elevation, solid bamboo flooring, a wall mounted radiator, a wall mounted light point, a ceiling rose, coving, a ceiling light point, and opening through to;

Dining Area: 2.79m (9' 2") x 4.19m (13' 9")

With solid bamboo flooring, two wall mounted light point, coving, a ceiling rose, a ceiling light point, and double glazed sliding doors to rear elevation leading to;

Conservatory: 7.36m (24' 2") max x 4.77m (15' 8") max

With laminate flooring, a full height wall mounted radiator, four wall mounted light points, UPVC double Glazed French double doors leading to rear patio, and a further UPVC double glazed door to side elevation leading to side of property.

Kitchen Area: 3.07m (10' 1") x 2.79m (9' 2")

With a range of wall mounted cupboards and base units, with soft closing doors and drawers, with a work top over, incorporating a stainless steel sink and half sink unit with drainer, with mixer taps over, a four ring gas hob, with extractor hood over, an electric oven, space for a full height freezer, and full height fridge, space and plumbing for a dishwasher, space and plumbing for a washing machine, complimentary splash back tiling, over head inset spot lighting, a ceiling light point, a UPVC double glazed window to rear elevation, a composite door to side elevation, ceramic tiled flooring and opening through to;

Breakfast Area: 2.87m (9' 5") x 2.56m (8' 5")

With a further matching range of wall mounted cupboards and base units with a work top over, a breakfast bar area, a wall mounted radiator, ceramic tiled flooring, a UPVC double glazed window to side elevation, a further composite door to side elevation, and a ceiling light point.

First Floor Landing:

With an original style window with stained glass inserts, a wall mounted radiator, a loft hatch giving access via a loft ladder to an insulated and partly boarded loft void, two wall mounted light points, a ceiling light point, coving, and doors off to;

Bedroom 1: 4.03m (13' 3") into bay x 3.65m (12' 0")

With a UPVC double glazed bay window to front elevation, a range of fitted wardrobes, laminate flooring, a wall mounted radiator, coving, and a ceiling light point, and two wall mounted light points.

Bedroom 2: 4.62m (15' 2") x 2.79m (9' 2")

With dual aspect UPVC double glazed windows to front and rear elevations, a wall mounted radiator, two ceiling light points, and coving.

Bedroom 3: 4.30m (14' 1") x 2.63m (8' 8")

With a UPVC double glazed window to rear elevation, a wall mounted radiator, a wall mounted light point, a ceiling light point, and coving.

Family Shower Room: 2.63m (8' 8") x 2.63m (8' 8")

With a fully tiled over sized shower cubicle with a glass door, a "Heritage" style wall mounted radiator with towel rail, a low level flush W.C., and wash hand basin inset into a matching vanity unit providing storage, with a matching wall mounted vanity unit, with mirror and inset spot lighting, and a shaver point. Two frosted UPVC double glazed windows to side elevation, ceramic tiled flooring, coving and a ceiling light point.

Bedroom 4: 4.85m (15' 11") x 2.87m (9' 5")

With dual aspect UPVC double glazed windows to front and rear elevations, two wall mounted radiators, and a ceiling light point, limited head height, with potential to create a dormer conversion (subject to necessary planning).

Bedroom 5: 2.71m (8' 11") x 2.88m (9' 5")

With a UPVC double glazed window to front elevation, a wall mounted radiator, laminate flooring, coving and a ceiling light point.

Family Bathroom: 2.55m (8' 4") x 2.65m (8' 8")

With a modern matching white suite comprising of; a fully tiled shower cubicle, with a sliding glass shower screen, a wall mounted electric shower, a panelled bath with a central mixing tap, a low level flush W.C., a pedestal wash hand basin, a laddered towel rail, an airing cupboard, half height splash back tiling, a ceramic tiled floor, a UPVC double glazed window to side elevation, and a ceiling light point.

Garage: 2.87m (9' 5") x 4.85m (15' 11")

With an electric remote control up an over door to front elevation, a UPVC double glazed door and window to rear elevation, a wall mounted combination gas central heating boiler, a ceiling light point, and power.

Rear Patio:

With a patio area for al fresco entertainment, with a low brick wall and steps up to;

Rear Garden:

Mainly laid to lawn, with borders of mature shrubs, a path leading to a rear sun terrace, a hard standing with a timber shed; and beyond;

Rear Elevation:

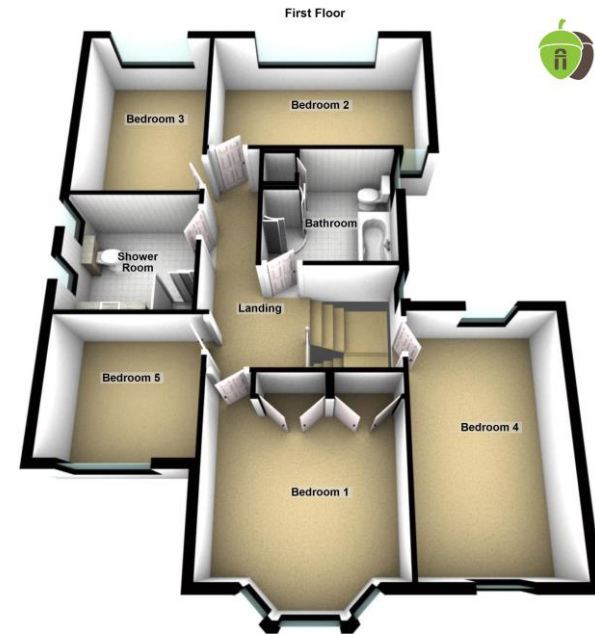
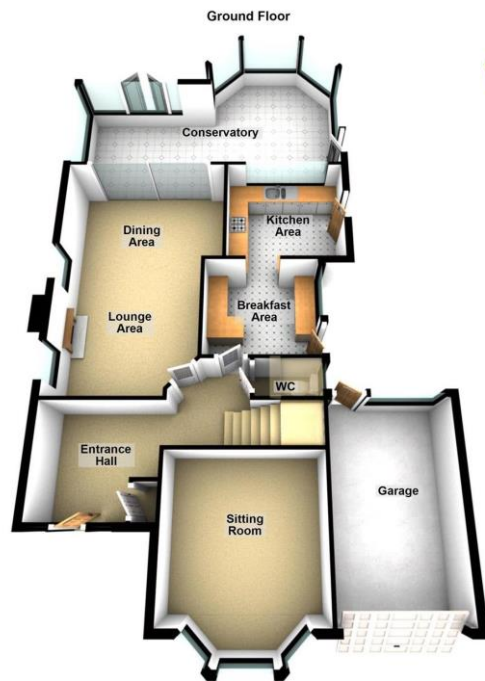
a secret garden, with wild flowers, and further beds with mature shrubs.

Spacious Side Entrance:

A further patio area, with brick built raised beds, and secured side accesses to both sides of property.

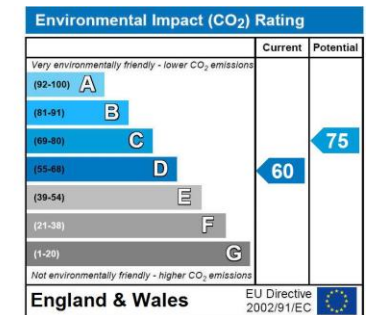
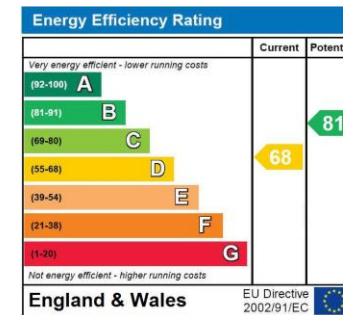
Tenure:

We are informed by the Vendors that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

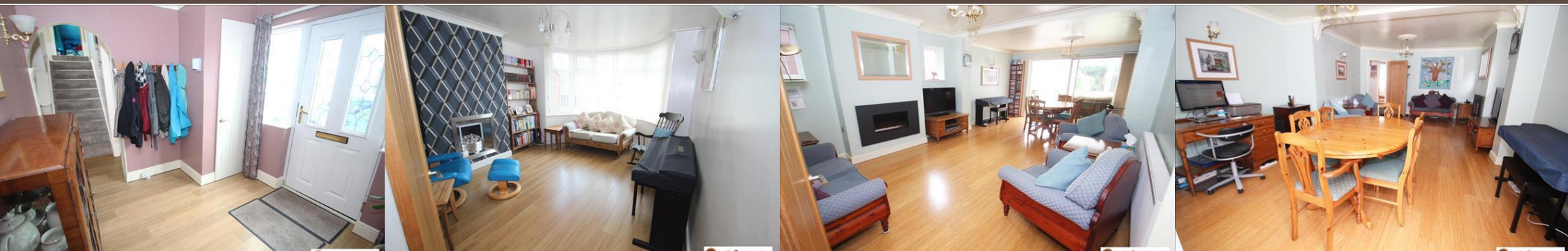


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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