



3 Bedroom Detached House

Duchess Road, Walsall

Offers In Region Of £164,995



**REDSTONES**

**SUMMARY** A well presented three bedroom detached family home having the benefit of UPVC double glazing, gas central heating and fitted intruder alarm. This ideal family home further comprises, reception hall, lounge, dining room, conservatory, fitted kitchen, guest W.C, three bedrooms, ensuite shower room, family bathroom, rear garden, garage and block paved driveway providing off road parking. Energy rating D.

**RECEPTION HALL** With UPVC double glazed front door and door leading into reception hall.

**LOUNGE** 18' 3" x 10' 5" (5.56m x 3.18m) With UPVC double glazed bay window to the front, central heating radiator, feature fire place with gas fire, door to the stairs off to the first floor and door to the dining room.

**DINING ROOM** 10' 3" x 8' 4" (3.12m x 2.54m) With UPVC double glazed french doors to the conservatory central heating radiator and door to the kitchen.

**KITCHEN** 8' 11" x 8' 3" (2.72m x 2.51m) With UPVC double glazed window to the rear, UPVC double glazed door to the garden, stainless steel sink and drainer, roll top work surfaces, tiled surrounds, tiled flooring, plumbing and appliance space, 'Worcester' central heating boiler, gas point, extractor hood and tiled surrounds.

**GUEST WC** With low level WC, wash hand basin, tiled flooring and surrounds and extractor fan.

**CONSERVATORY** 14' 1" x 11' 1" (4.29m x 3.38m) Being UPVC double glazed and brick construction, power and lighting and French doors to garden.

**LANDING** With doors to all bedrooms and bathroom, loft access, central heating radiator, and UPVC double glazed window to the side.

**BEDROOM ONE** 10' 9" x 11' (3.28m x 3.35m) With UPVC double glazed window to the rear, central heating radiator built in wardrobes and door to the ensuite.

**ENSUITE** 5' 9" x 5' 4" (1.75m x 1.63m) With UPVC double glazed window to the rear, heated towel rail, shower cubicle, pedestal wash hand basin, low level WC, tiled walls and extractor fan.

**BEDROOM TWO** 11' 1" x 9' 2" (3.38m x 2.79m) With UPVC double glazed window to the front, central heating radiator and built in wardrobe.

**BEDROOM THREE** 8' 2" x 9' 1" (2.49m x 2.77m) With UPVC double glazed window to the front, central heating radiator and built in wardrobe.

**BATHROOM** 7' 7" x 5' 6" (2.31m x 1.68m) With UPVC double glazed window to the rear, pedestal wash hand basin, paneled bath, low level WC, central heating radiator, tiled surrounds and extractor fan.

**GARAGE** 15' 11" x 7' 10" (4.85m x 2.39m) With up and over door and power and lighting.

**OUTSIDE** To the rear there is lawned garden, patio area and gate to the front. To the front there is block paved driveway and gate to the rear.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

## Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

