



4 Bedroom Detached House
Fallowfield Road, Walsall
Offers In Region Of £475,000



A rare opportunity to purchase an unique, one off design, brand new, executive, four bedroom detached family home in a much sought after estate, having the benefit of UPVC double glazing, gas central heating & underfloor heating, CCTV and fitted intruder alarm. This ideal family home further comprises, porch, reception hall, spacious through lounge, fitted kitchen, utility room, guestW.C/bathroom, four double bedrooms, 2 x ensuites and family bathroom, integral garage, driveway with electric gate providing secure off road parking. Estimated completion is set for the end November 2015. Awaiting energy rating. All room sizes are taken from plan not 'as built'.

SUMMARY A rare opportunity to purchase an unique, one off design, brand new, executive, four bedroom detached family home in a much sought after estate, having the benefit of UPVC double glazing, gas central heating & underfloor heating, CCTV and fitted intruder alarm. This ideal family home further comprises, porch, reception hall, spacious through lounge, fitted kitchen, utility room, guestW.C/bathroom, four double bedrooms, 2 x ensuites and family bathroom, integral garage, driveway with electric gate providing secure off road parking. Estimated completion is set for the end November 2015. Awaiting energy rating. All room sizes are taken from plan not 'as built'.

HALL 11' 5" x 10' 2" (3.5m x 3.1m)

LOUNGE 18' 0" x 12' 9" (5.5m x 3.9m)

DINING ROOM 18' 0" x 9' 6" (5.5m x 2.9m)

KITCHEN 11' 5" x 12' 1" (3.5m x 3.7m)

UTILITY ROOM 4' 5" x 12' 1" (1.35m x 3.7m)

BEDROOM ONE 18' 0" x 13' 5" (5.5m x 4.1m)

ENSUITE ONE 7' 8" x 8' 10" (2.34m x 2.695m)

BEDROOM TWO 10' 5" x 14' 1" (3.19m x 4.3m)

ENSUITE TWO 7' 1" x 8' 2" (2.18m x 2.5m)

BEDROOM THREE 12' 5" x 8' 10" (3.785m x 2.695m)

BEDROOM FOUR 12' 5" x 8' 10" (3.785m x 2.695m)

BATHROOM 11' 5" x 7' 2" (3.5m x 2.2m)

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.

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.



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