



Paradise Lane,  
Walsall, WS3 4NH

Offers in the Region Of £360,000

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this impressive, detached dormer bungalow boasts spacious accommodation which must be viewed to fully appreciate the property on offer.

Internal inspection reveals a welcoming hallway with stairs leading to the first floor, light and airy lounge with bay window to the front elevation, feature fireplace and attractive flooring and open-plan kitchen / dining room which has space for a dining table and features a range of wall / base units, integrated fridge, dishwasher and washing machine, space for a range cooker and door leading into the conservatory which overlooks the rear garden and has French windows opening onto the covered terrace area.

Completing the ground floor there are two double bedrooms - both of which have fitted wardrobes and one of which has access to ensuite shower facilities, study and shower room with fitted storage and suite comprising WC, wash basin and double shower cubicle with mains shower over.

To the first floor there is an L-shaped loft bedroom with access to eaves storage areas and an ensuite bathroom and there is a large balcony accessed via French windows leading from the landing.

Externally, there is a good-sized rear garden which has lawn and patio areas and a timber-built summerhouse with sauna and there is driveway parking to the front of the property with further gated parking to the side giving access to the detached garage.





## Property Specification

WELL PROPORTIONED, DETACHED DORMER BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN  
SPACIOUS ACCOMMODATION - MUST BE VIEWED  
LIGHT AND AIRY LOUNGE, OPEN-PLAN KITCHEN / DINING AREA  
CONSERVATORY WITH ACCESS TO COVERED TERRACE

### Hall

Lounge 5.56m (18'3") max into bay x 3.64m (11'11") max

Dining Area 3.36m (11') x 2.24m (7'4")

Kitchen Area 3.58m (11'9") x 3.36m (11')

Conservatory 3.84m (12'7") x 2.71m (8'11") max

Study 2.76m (9'1") x 1.83m (6')

Bedroom 1 3.58m (11'9") x 2.76m (9'1")

En-suite 1.51m (5') x 1.48m (4'10")

Bedroom 2 3.69m (12'1") x 3.38m (11'1")

### Shower Room

### Landing

Loft Bedroom 4.08m (13'5") max x 3.36m (11') max

En-Suite Bathroom 4.08m (13'5") x 1.44m (4'9") max

### 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:

### Viewer's Note:

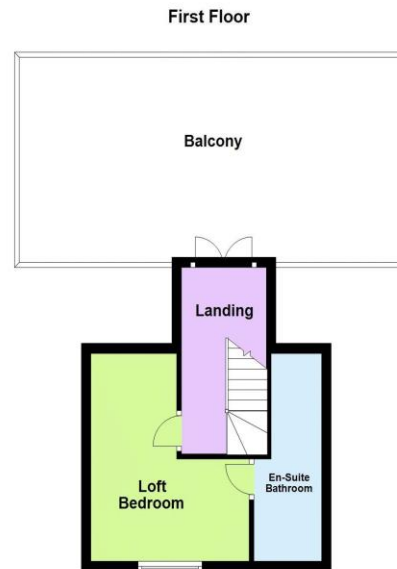
Services connected: Gas, electricity, water and drainage.

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

