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**Sutherland Road | Walsall | WS6 7BT**  
Offers Invited £270,000

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estate agents

## Summary

\*\*\* SPACIOUS TWO BED BUNGALOW \*\* FABULOUS SIZED LOUNGE/DINER \*\* CONSERVATORY \*\* DETACHED GARAGE \*\* PRIVATE DRIVE \*\* VILLAGE LOCATION \*\*

WEBBS ESTATE AGENTS are delighted to welcome to market this exceptionally spacious two-bedroom semi-detached bungalow on Sutherland Road, offers a delightful blend of comfort and convenience. As you enter, you are greeted by a good-sized hallway that leads you into a generous lounge/diner, perfect for both relaxation and entertaining. The property boasts a well-appointed breakfast kitchen, ideal for enjoying your morning coffee.

One of the standout features of this home is the fabulous conservatory, which floods the space with natural light and provides a lovely view of the private, fully enclosed rear garden. The two generous bedrooms offer ample space for rest and relaxation, while the shower room adds to the practicality of this delightful bungalow.

Externally, the property benefits from a detached garage and parking for several vehicles, ensuring that you and your guests will never be short of space. The private garden is a safe haven, perfect for outdoor activities or simply unwinding in a tranquil setting.

Located in a highly desirable area, this bungalow is within walking distance to local amenities, making daily errands a breeze. Additionally, it is in easy reach of major transport links, providing excellent connectivity to surrounding areas.

This property is an ideal choice for those seeking a peaceful village lifestyle without sacrificing convenience. Don't miss the opportunity to make this charming bungalow your new home.

## Key Features

- SPACIOUS TWO BED BUNGALOW
- FABULOUS SIZED CONSERVATORY
- DETACHED GARAGE
- PRIVATE ENCLOSED REAR GARDEN
- CLOSE TO MAJOR TRANSPORT LINKS
- GENEROUS LOUNGE/DINER
- BOASTING A ENTRANCE HALLWAY
- PARKING FOR SEVERAL VEHICLES
- VILLAGE LOCATION
- VIEWING IS ESSENTIAL TO APPRECIATE SIZE AND CONDITION

## Rooms and Dimensions

### ENTRANCE HALLWAY

9'4" x 5'7" (2.845 x 1.726)

### LOUNGE/DINER

24'5" x 10'11" (7.448 x 3.349)

### BREAKFAST KITCHEN

15'7" x 8'8" (4.762 x 2.650)

### CONSERVATORY

19'1" x 7'7" (5.831 x 2.314)

### MASTER BEDROOM

10'10" x 9'10" (3.327 x 3.010)

### BEDROOM TWO

12'9" x 8'6" (3.893 x 2.6)

### SHOWER ROOM

6'6" x 5'7" (1.988 x 1.708)

### EXTERNALLY

### DETACHED GARAGE

### PARKING FOR SEVERAL VEHICLES

### PRIVATE ENCLOSED REAR GARDEN

### IDENTIFICATION CHECKS - C





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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