



The Crescent | Walsall | WS1 2BX
Offers Over £545,000

 **Webbs**
estate agents

Summary

** SPACIOUS PERIOD DETACHED RESIDENCE ** SEPERATE MULTI USE ANNEXE ** FIVE DOUBLE BEDROOMS AND FAMILY BATHROOM IN MAIN PROPERTY SET OVER TWO FLOORS ** LIVING ROOM AND DINING AREA ** KITCHEN BREAKFAST SITTING ROOM ** SNUG ** DOWNSTAIRS WET ROOM WC ** UTILITY ROOM ** PRIVATE MATURE REAR GARDEN ** DRIVEWAY ** DESIRABLE AND CONVENIENT LOCATION CLOSE TO HIGHLY RATED SCHOOLS, SHOPS , AMENITIES AND TRANSPORT LINKS **

Webbs estate agents are proud to introduce to the market this imposing period Detached Family sized residence, with huge potential and with a separate multi use annex. Located in a highly desirable location within walking distance of highly rated Schools, close to local amenities, shops and transport links. The property briefly comprises; vestibule entrance, hallway, open plan living dining room, kitchen with a breakfast sitting area, separate utility, downstairs wet room, snug, first floor landing, three double bedrooms, a family bathroom and a separate W.C, second floor landing with two further double bedrooms, and storage into eaves. Externally there is a detached separate multi use Annex comprising of a vestibule entrance, hallway, living room, kitchen, bedroom with en-suite wet room and a store. Externally the garden to rear of property is mature and private with a patio area, and to the front off road parking. The property benefits from gas central heating, and internal viewing is highly recommended. Call today on 01922 288800.

Key Features

- IMPOSING DETACHED PERIOD RESIDENCE WITH MANY ORIGINAL FEATURES
 • FIVE DOUBLE BEDROOMS SET OVER TWO FLOORS
 • SPACIOUS OPEN PLAN KITCHEN AND BREAKFAST ROOM
 • OUTSTANDING POTENTIAL (SUBJECT TO APPROVAL)
 • GAS CENTRAL HEATING
- DETACHED MULTI USE ANNEXE WITH WET ROOM LOUNGE AND KITCHEN
 • SPACIOUS RECEPTION ROOMS WITH SNUG AND DOWNSTAIRS WETROOM WC
 • STUNNING ENTRANCE VESTIBULE AND HALLWAY
 • DESIRABLE LOCATION CLOSE SCHOOLS, AMENITIES, SHOPS AND TRANSPORT LINKS
 • DRIVEWAY AND PRIVATE MATURE REAR GARDEN

Rooms and Dimensions

Entrance Vestibule

Hallway

Open plan living dining room

Living room area
 14'7" into bay x 14'10" (4.46m into bay x 4.54m)

Dining area
 12'11" x 15'11" into bay (3.94m x 4.86m into bay)

Inner hallway

Breakfast sitting area
 12'11" x 8'10" (3.96m x 2.71m)

Kitchen
 12'0" x 9'7" (3.66m x 2.94m)

Utility room
 11'2" x 9'7" (3.41m x 2.94m)

Downstairs wetroom WC

Snug
 9'7" x 8'6" (2.94m x 2.60m)

First floor split level landing

Bedroom one
 13'2" x 12'11" (4.03m x 3.94m)

Bedroom two
 12'11" x 12'8" (3.94m x 3.87m)

Bedroom five
 9'1" x 6'4" (2.77m x 1.94m)

Family bathroom
 11'4" x 8'11" (3.46m x 2.74m)

Seperate WC

Second floor landing

Bedroom three
 13'9" x 19'7" (4.20m x 5.98m)

Bedroom four
 13'0" x 9'11" (3.97m x 3.04m)

Multi use Annexe

Private and mature rear garden

Front driveway

Identification Checks





2ND FLOOR

