



**RE/MAX**  
Elite



**42 Chantry Avenue, Walsall, WS3 3HA**  
**Offers in excess of £225,000**

**SPACIOUS & EXTENDED 3-BEDROOM SEMI-DETACHED HOME IN WS3 – A PERFECT FAMILY RESIDENCE!**

Welcome to this beautifully extended three-bedroom semi-detached home in the sought-after WS3 area. Boasting generous living spaces, modern comforts, and a fantastic rear garden, this property is ideal for families or professionals looking for a well-connected yet peaceful home.

### Entrance & Hallway

Step inside to a welcoming hallway, providing access to the spacious living areas and staircase leading to the first floor.

### Living Room 13'7" x 15'2" (4.16m x 4.63m)

A bright and airy space featuring a stylish fireplace, large bay window, and ample room for a full lounge suite—perfect for family relaxation or entertaining guests.

### Extended Kitchen/Diner 17'0" x 7'8" ( 5.20m x 2.36m)

This well-appointed kitchen boasts modern units, extensive worktops, and integrated appliances. There's also room for a dining table, making it a fantastic space for meals and socializing.

### Conservatory

A wonderful addition to the home, the conservatory provides an extra versatile living space, ideal as a sitting area or home office, with doors leading out to the garden.

### Downstairs WC

A practical and modern ground-floor toilet with a washbasin—ideal for guests.

### First Floor Landing

Provides access to all bedrooms and the family bathroom.

### Primary Bedroom 11'8" x 11'8" (3.57m x 3.58m)

A spacious double bedroom with built-in storage, large windows allowing plenty of natural light, and a ceiling fan for comfort.

### Bedroom Two 8'3" x 11'2" (2.52m x 3.41m)

Another good-sized double bedroom with a built-in wardrobe, perfect for children, guests, or a home office.

### Bedroom Three 8'5" x 7'9" (2.57m x 2.37m)

A well-proportioned third bedroom, ideal for a single bed or study space.

### Family Bathroom 6'0" x 11'4" (1.84m x 3.47m)

A luxurious bathroom featuring a Jacuzzi bath, separate shower cubicle, modern tiling, and a vanity sink unit—your personal relaxation retreat.

### Exterior & Garden

The front offers a large paved driveway with parking for multiple vehicles. To the rear, you'll find a spacious low-maintenance garden with a patio, storage sheds, and plenty of space for outdoor activities or summer BBQs.

Floor Plan

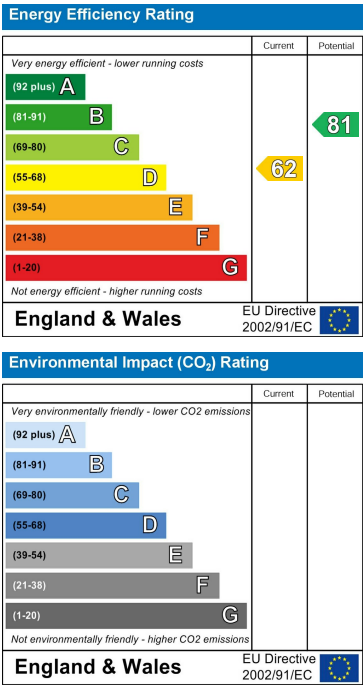


TOTAL: 81 m2  
FLOOR 1: 44 m2, FLOOR 2: 37 m2  
EXCLUDED AREAS: SCREENED PORCH: 13 m2  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



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