

Connells

Delves Crescent Walsall

# Delves Crescent Walsall WS5 4LT

# for sale offers in excess of £395,000







# **Property Description**

Early inspection is highly advised to appreciate this beautifully presented five bedroom detached family residence in a sought after location. The property offers spacious living accommodation and briefly comprises of reception room, lounge/dining area, kitchen, family bathroom, well maintained rear garden, driveway and outbuilding.

#### **Access Via**

A front door opening into:

#### **Entrance Hall**

Having stairs rising to first floor, radiator and opening into:

# **Reception Room**

10' 4" x 13' 4" ( 3.15m x 4.06m ) Having a double glazed bay window to the front, wall lights and radiator.

## **Open Plan Lounge/ Diner**

13' 5" max x 23' 2" max ( 4.09m max x 7.06m max )

Having sliding doors to rear garden, fire place, two radiators and wall lights.

#### **Kitchen**

#### 13' 11" x 9' 5" ( 4.24m x 2.87m )

Having two double glazed windows to the rear, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, oven with gas hob, door to rear garden, boiler and radiator.

# **First Floor**

#### Landing

Having loft access, radiator and doors to:

#### **Bedroom One**

10' 7" plus bay x 10' 8" ( 3.23m plus bay x 3.25m )

Having a double glazed bay window to the front, window seat and radiator.

#### **Bedroom Two**

13' 7" max x 10' 2" max ( 4.14m max x 3.10m max )

Having a double window to the rear, fitted wardrobes, storage cupboard and radiator.

#### **Bedroom Three**

14' 10" x 6' 9" ( 4.52m x 2.06m )

Having a double glazed window to the front and radiator.

#### **Bedroom Four**

9'9" x 6' 10" (2.97m x 2.08m)

Having a double glazed window to the rear, storage cupboard and radiator.

# **Bedroom Five**

8' 3" x 6' (2.51m x 1.83m)

Having a double glazed window to the front and radiator.

# Bathroom

Having a double glazed window to the rear, bath, shower cubicle, low level w.c, wash hand basin, spot lights and radiator.

# Outside

To the front of the property is a driveway for off road parking and lawned area.

To the rear of the property is a slabbed patio area with steps leading to lawned garden, shed and cold water tap.

# Outbuilding

6' 11" x 18' 10" ( 2.11m x 5.74m ) Having double doors to front.











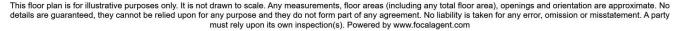






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57-59 Bridge Street WALSALL WS1 1JQ

EPC Rating: E Council Tax Band: E

Tenure: Freehold





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