



The Crescent,
Walsall, WS1 2DD

Offers in the Region Of £550,000

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Set on a generous plot, in a highly sought after residential location, this impressive four / five bedroom detached residence has been thoughtfully extended and improved by the current owner, boasting high quality fixtures / fittings with immaculately presented interiors and internal viewing is essential to fully appreciate all it has to offer. Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to guest WC and attractive solid wood flooring - a feature which continues through into the light and airy open-plan lounge / dining room with bay window to the front, wall mounted gas fireplace and bifold doors opening into the rear garden. Completing the ground floor there is the stunning, refitted kitchen which has marble tile flooring, a range of modern gloss-fronted wall / base units with quartz worktops, integrated dishwasher, oven and hob with extractor over and door to rear lobby which gives access to the boiler room / cupboard with plumbing for potential WC, useful utility room with storage area beyond and having door into the rear garden. To the first floor there is an impressive galleried landing with doors off to all bedrooms. Bedroom one is a generous double bedroom with ensuite facilities and access to a dressing room / potential fifth bedroom, and there are three further excellent bedrooms and the family shower room with suite comprising WC, wash basin and shower cubicle with mains shower over. Externally, the large, beautifully maintained garden is laid mainly to lawn with a porcelain tiled patio area and gate giving access to parkland at the rear of the garden and there is a block paved driveway to the front of the property providing off-road parking for multiple vehicles.



Property Specification

IMPRESSIVE, EXTENDED DETACHED 5 BED FAMILY RESIDENCE
REFURBISHED TO A HIGH STANDARD THROUGHOUT
EASY ACCESS TO SCHOOLS, AMENITIES AND TRANSPORT LINKS
WELCOMING HALLWAY WITH GUEST WC OFF
THROUGH LOUNGE / DINING ROOM WITH BIFOLD DOORS TO
REAR

Porch

Hall

Lounge/Dining Room 8.27m (27'1") plus bay x 3.45m (11'4")
max

Kitchen 3.84m (12'7") max x 3.52m (11'6") max

Utility Area 2.76m (9'1") x 2.19m (7'2")

Storage 2.54m (8'4") x 2.31m (7'7")

WC

Landing

Bedroom 1 3.71m (12'2") x 3.45m (11'4")

En-suite 2.27m (7'5") x 1.49m (4'11")

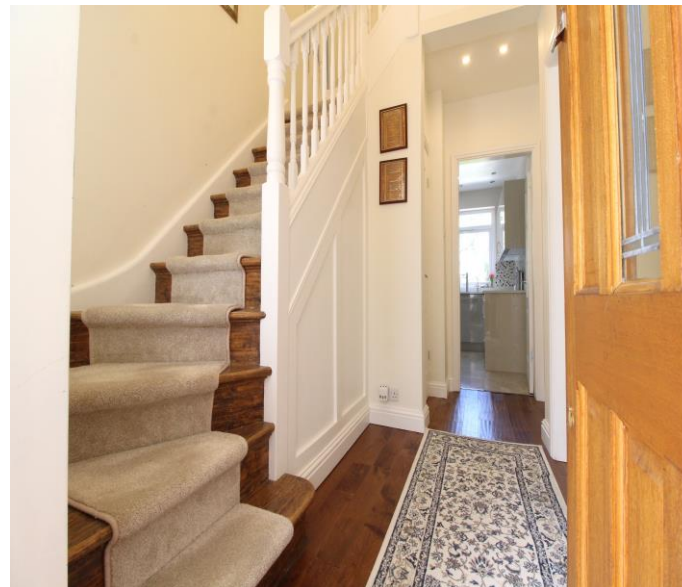
Bedroom 2 3.20m (10'6") x 2.79m (9'2")

Bedroom 3 2.65m (8'8") x 2.42m (7'11")

Bedroom 4 3.19m (10'5") x 2.15m (7'1")

Bedroom 5 2.10m (6'11") x 2.03m (6'8")

Shower Room 2.49m (8'2") x 1.12m (3'8")



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: 23rd June 2022

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: E
Tenure: Freehold
We are informed by the seller that all internal walls that border the exterior of the property are fitted with insulated plaster boards.

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

