



6 Druids Avenue,
Walsall, WS9 8LA

£350,000

Walsall

£350,000



Set in a popular residential location, within easy reach of amenities, schools and transport links, this fabulous semi-detached house boasts beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a stunning, open-plan ground floor with reception hallway area having stairs to first floor, light and airy dual aspect living/dining room with large window to the front elevation, patio doors to the rear and open into the kitchen area which features a range of modern, gloss fronted wall/base units, quartz worktops, breakfast bar, integrated microwave oven, oven and hob with extractor over, door to rear garden and access to useful utility cupboard with plumbing for a washing machine.

To the first floor there are three bedrooms - two generous doubles and a single - and the fully tiled shower room with suite comprising WC, wash basin and double walk-in shower cubicle with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area, a selection of shrubs/bushes and a timber summerhouse and there is a further lawned fore-garden with block-paved driveway giving access to the detached garage.





Property Specification

Porch -	2.45m (8') x 0.75m (2'5")
Hall -	3.29m (10'9") x 1.81m (5'11")
Lounge/Diner -	7.37m (24'2") x 3.98m (13') max
Kitchen -	3.14m (10'4") max x 2.55m (8'4") max
Bedroom 1 -	4.24m (13'11") x 3.40m (11'2") plus 0.15m (0'6") x 0.15m (0'6")
Bedroom 2 -	3.40m (11'2") x 3.09m (10'2")
Bedroom 3 -	2.53m (8'3") x 1.88m (6'2") plus recess
Shower Room -	2.53m (8'3") x 1.66m (5'5")

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: 12th April 2024

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

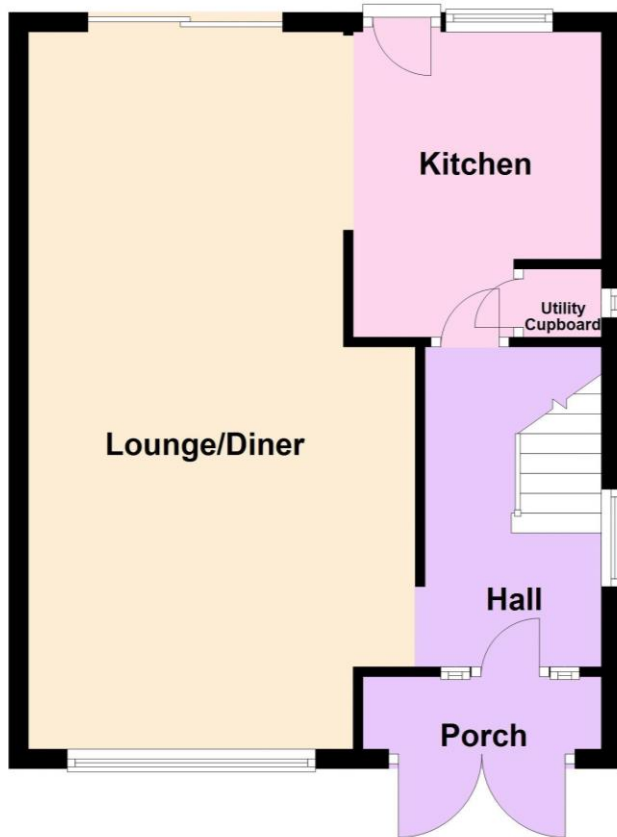
Council tax band: D

Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		71
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

