



Regina Drive, Walsall  
Walsall, WS4 2HB

Offers in the Region Of £575,000

# Walsall

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Set in a quiet cul de sac location within easy reach of the shops and amenities at Walsall Centre as well as the arboretum, this thoughtfully extended detached family home is set on a generous, mature and private plot and must be viewed to fully appreciate the property on offer.

Internal inspection reveals the generous enclosed porch which gives way to the welcoming entrance hall which has stairs to the first floor and guest W.C. off. Further inspection reveals the well-proportioned front lounge having window to the front elevation, feature fireplace with gas fire inset and archway through to the dining area where double doors open to the rear garden room / snug which overlooks the private rear garden.

The extended breakfast kitchen is a bright and modern space with a range of wall and base units, breakfast bar, integrated double oven and hob with extractor over, plumbing for a dishwasher, built in pantry, courtesy door to the integral garage as well as access to the large utility room with plumbing for appliances and courtesy doors to both the front and rear.

The first floor boasts versatile and flexible accommodation where there are four double bedrooms, one with fitted wardrobes and one accessed by a first floor sitting room / study and benefiting from an ensuite bathroom. Completing the first-floor accommodation is the fully tiled family bathroom with a white suite comprising WC, wash basin and bath.

Externally, there is a large, mature rear garden with paved patio area having lawn area beyond and a wide selection of shrubs, trees and bushes and driveway parking to the front of the property with access to the garage.





## Property Specification

Lounge Area	4.56m (14'11") x 3.48m (11'5")
Dining Area	3.48m (11'5") x 3.24m (10'7")
Garden Room / Snug	3.11m (10'2") x 2.71m (8'11")
Breakfast Kitchen	4.22m (13'10") max x 3.90m (12'10") max
Utility Room	5.19m (17') x 3.65m (12') max
WC	
Garage	6.37m (20'11") x 2.44m (8')
Bedroom 1	4.56m (14'11") x 3.48m (11'5")
Bedroom 2	5.19m (17') max x 3.46m (11'4") max
Sitting Room/Study	5.80m (19') x 2.46m (8'1")
En-suite Bathroom	
Bedroom 3	5.15m (16'11") x 3.28m (10'9") max
Bedroom 4	3.48m (11'5") max x 3.24m (10'7")
Bathroom	2.48m (8'2") x 1.80m (5'11")

## Viewer's Note

Services connected: Gas, Water, Electric & Drainage  
 Council tax band: F      Tenure: Freehold

## 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: 22<sup>nd</sup> April 2024

# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating

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

## Map Location

