



33 Regina Drive,
Walsall, WS4 2HB

Offers in the Region Of £550,000

Walsall

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Set in a sought-after cul-de-sac location, within easy reach of amenities, schools and transport links, this superb semi-detached house offers well-proportioned, extended accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with useful storage cupboard off, two generous reception rooms and well-appointed breakfast kitchen which features a range of wall/base units, space for a Range style cooker, plumbing for a dishwasher, French windows to the rear garden and access to the rear lobby which has door to the garden and access to guest WC and the garage/storage room.

To the first floor there are four bedrooms (three generous double bedrooms and a single), bathroom with suite comprising WC, wash basin with wall-mounted vanity unit with pull-out drawers and bath with mains shower over and there is a further shower room with suite comprising WC, wash basin with contemporary vanity unit with pull-out drawers and shower cubicle with mains shower fitment.

Externally, the good-sized rear garden is laid mainly to lawn with paved patio areas and a timber-built summerhouse with power/lighting supplied and there is driveway parking to the front of the property.





Property Specification

Lounge -	5.10m (16'9") x 3.48m (11'5")
Dining/Family Room -	5.01m (16'5") max into bay x 3.48m (11'5")
Kitchen/Breakfast Room -	5.10m (16'9") max x 4.47m (14'8") max
Garage/Storage -	5.56m (18'3") x 2.44m (8')
Bedroom 1 -	5.20m (17'1") max into bay x 3.48m (11'5")
Bedroom 2 -	3.90m (12'9") x 3.50m (11'6")
Bedroom 3 -	3.48m (11'5") x 3.29m (10'9")
Bedroom 4 -	2.55m (8'4") x 2.47m (8'1")
Bathroom -	2.96m (9'9") x 1.81m (5'11")
Shower Room -	2.41m (7'11") x 1.80m (5'11")
Summerhouse -	5.03m (16'6") x 5.03m (16'6")

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: 17th April 2024

Viewer's Note:

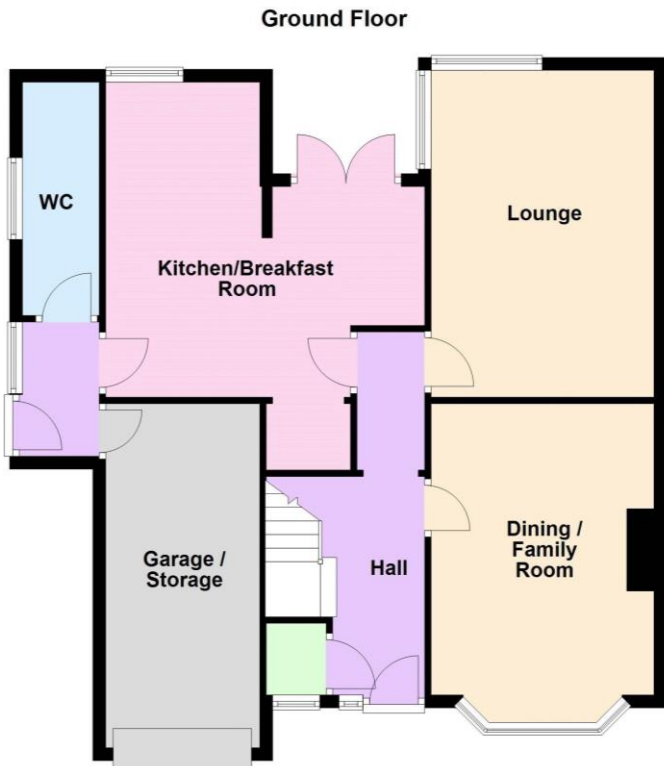
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

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) A		
(81-91) B		85
(69-80) C	76	
(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

