



21 Canberra Road,  
Walsall, WS5 3NH

Offers in the Region Of £400,000



# 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 boasts neatly presented, extended accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy living room with bay window to the front elevation and feature fireplace with gas fire inset, separate dining room with French windows to the rear garden and well appointed kitchen which has a range of wall/base units, integrated fridge, double oven and hob with extractor over, plumbing for a washing machine, door to rear garden and access to guest WC and garage.

To the first floor there are four excellent bedrooms - three generous doubles with fitted wardrobe space and a good sized single - and the bathroom with WC, wash basin and bath with shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with paved patio areas and there is an attractive, block paved driveway to the front of the property.







## Property Specification

### Hall

Lounge - 4.22m (13'10") max x 3.50m (11'6")

Dining Room - 3.83m (12'7") x 3.20m (10'6")  
plus recess

Kitchen - 5.05m (16'7") max x 2.77m (9'1") max

### WC

Bedroom 1 - 4.41m (14'6") max x 3.50m (11'6")  
into wardrobes

Bedroom 2 - 4.64m (15'2") max into wardrobe  
x 4.32m (14'2") max

Bedroom 3 - 3.50m (11'6") x 3.11m (10'3")  
to wardrobe front

Bedroom 4 - 2.70m (8'10") x 2.64m (8'8")

Bathroom - 1.76m (5'9") x 1.74m (5'8")

Garage - 4.84m (15'11") x 2.45m (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: 18th April 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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) <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

