



468 Wolverhampton Road,  
Walsall, WS2 8TD

**£500,000**

# Walsall

£500,000

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Set within easy reach of amenities and transport links and offered for sale with no onward chain, this impressive, detached house provides excellent scope for modernisation, improvement and extension (STPP/BRegs) and an internal viewing is essential to fully appreciate the potential of the property on offer.

Internal inspection reveals an entrance hallway with stairs to first floor and access to under-stairs storage, light and airy living room with bay window to the front and French windows into the rear garden, separate dining room, good sized kitchen, utility room and ample storage space to the side (originally a double garage).

To the first floor, the light and welcoming landing provides access to the first-floor accommodation which includes three bedrooms - two generous doubles and a single, bathroom with washbasin and bath and a separate WC.

Externally, there is a good sized, predominantly lawned rear garden and ample driveway parking to the front for multiple vehicles.





## Property Specification

### Lounge

6.29m (20'8") max into bay x 3.95m (12'11")

### Dining/Family Room

4.73m (15'6") max into bay x 4.11m (13'6") max

### Kitchen

4.11m (13'6") x 3.36m (11')

### Utility

2.86m (9'5") x 2.20m (7'3")

### Bedroom 1

5.17m (17') x 3.95m (12'11")

### Bedroom 2

4.11m (13'6") x 3.63m (11'11")

### Bedroom 3

3.36m (11') x 2.15m (7')

### Bathroom

2.27m (7'5") x 1.86m (6'1")

### 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: 24th April 2024

### Viewer's Note:

Services connected: Gas, Electricity, Water & 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

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

