



19 Westbourne Road,
Walsall, WS4 2JD

Offers in the Region Of £255,000

Walsall

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Set in this popular location of Walsall this well-presented mid terrace home offers generous accommodation, ideal for a family.

Approached the courtyard fore garden, inspection reveals the entrance hall which gives way to two reception rooms. The front reception has a bay window to fore and there is a glazed door separating the reception rooms, the rear reception which can also be accessed from the entrance hall. Beyond the rear reception, an inner hallway gives way to the kitchen with an excellent range of fitted wall and base units with guest WC beyond.

Stairs from the inner hallway rise to the first-floor landing, where there are three excellent bedrooms and a refitted bathroom which is fully tiled.

Outside to the rear, beyond the right of way is a lawned garden with well stocked flower beds.

With both double glazing and gas central heating, viewing is highly recommended to appreciate the surprisingly spacious accommodation on offer.





Property Specification

Reception Room -	3.74m (12'3") x 3.27m (10'9")
Reception Room -	4.43m (14'6") x 3.76m (12'4") max
Kitchen -	4.25m (13'11") x 2.56m (8'5")
WC	
Bedroom 1 -	4.43m (14'6") x 3.80m (12'6") plus 0.06m (0'2") x 0.06m (0'2")
Bedroom 2 -	3.71m (12'2") x 3.41m (11'2")
Bedroom 3 -	2.87m (9'5") x 2.56m (8'5")
Bathroom -	2.03m (6'8") x 1.72m (5'8")

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: 1st May 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: B

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		
(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

