



6 Buchanan Close,
Walsall, WS4 2EQ

Offers Over £300,000

Walsall

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Set in a popular cul-de-sac location, a stone's throw from Walsall Arboretum and within easy reach of amenities, schools and transport links, this link-detached property offers neatly presented accommodation with an internal viewing highly advised to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, L-shaped living room with bow window to the front elevation and well-appointed kitchen/diner which features a range of wall/base units, integrated dishwasher, oven and hob, French windows to the rear garden and further doorway leading into the useful utility room with further door to the rear garden and access to the garage.

To the first floor there are three bedrooms - two generous doubles and a good sized single and there is the bathroom with white suite comprising WC, wash basin with vanity unit and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with paved and decked areas and there is off-road parking to the front of the property with access to the garage via an electric roller-shutter door.





Property Specification

Hall

Living Room - 4.76m (15'7") max
x 4.41m (14'6") max

Kitchen/Diner - 5.76m (18'11") x 2.49m (8'2")

Utility - 2.45m (8') x 2.30m (7'7")

WC

Garage - 5.00m (16'5") x 2.35m (7'9")

Bedroom 1 - 3.66m (12') x 3.36m (11')

Bedroom 2 - 3.36m (11') x 3.34m (10'11")

Bedroom 3 - 2.49m (8'2") x 2.34m (7'8")

Bathroom - 2.32m (7'7") x 2.30m (7'7")

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: 2nd September 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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

