



28 Lonsdale Road,
Walsall, WS5 3JL

Offers in the Region Of £380,000

Walsall

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Set in a popular residential location, within easy reach of amenities, schools and transport links this well-proportioned, traditional style property offers 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 and access to under-stairs storage cupboard, spacious open-plan lounge/dining room with bay window to the front elevation, patio door to the rear garden and two feature fireplaces with marble hearths and gas fires inset.

Completing the ground floor, there is the well-appointed, extended kitchen which features a range of wall/base units, integrated fridge and microwave oven, space for a Range style cooker with extractor over and door into the useful utility room which has further fitted units, plumbing for a washing machine, door to the rear garden and access to garage and ground floor shower room.

To the first floor there are three bedrooms - two generous doubles and a single - and the bathroom with tiled walls and flooring and suite comprising WC, wash basin and bath with mains shower over.

Externally, the beautifully maintained rear garden is laid mainly to lawn with a selection of shrubs, trees and bushes and there is driveway parking to the front of the property with access to the garage which has power and lighting, tap and wall-mounted central heating boiler.





Property Specification

Porch -	2.10m (6'11") x 0.81m (2'8")
Hall -	4.50m (14'9") max x 2.10m (6'11")
Lounge Area -	3.97m (13') x 3.33m (10'11")
Dining Area -	4.02m (13'2") max into bay x 3.33m (10'11")
Kitchen - max	5.28m (17'4") x 2.98m (9'9")
Utility -	2.77m (9'1") x 2.70m (8'10") max
Shower Room -	1.85m (6'1") x 1.60m (5'3") max
Bedroom 1 -	3.98m (13'1") x 3.33m (10'11")
Bedroom 2 -	3.43m (11'3") x 3.33m (10'11")
Bedroom 3 -	2.91m (9'6") x 2.10m (6'11")
Bathroom -	2.26m (7'5") x 2.10m (6'11")
Garage -	5.41m (17'9") max x 4.15m (13'7") max

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 September 2024

Viewer's Note:

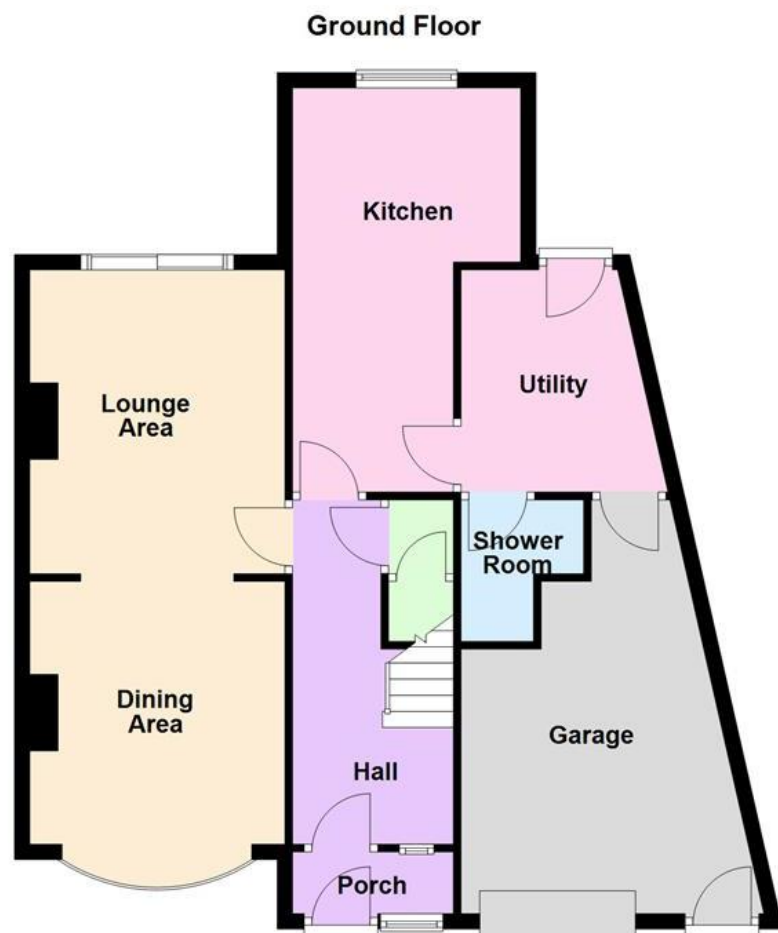
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		45
(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

