



34 Weston Crescent,  
Walsall, WS9 0HB

Offers in the Region Of £380,000

# Walsall

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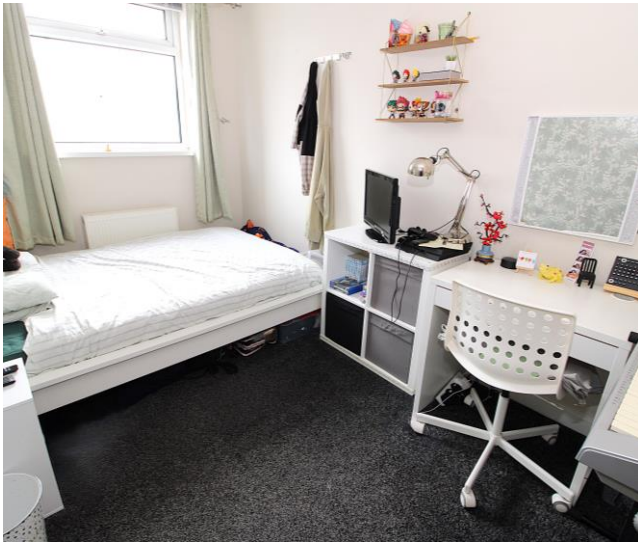
Within easy reach of excellent amenities, schools and transport links, this impressive, detached property offers neatly presented, extended accommodation - ideally suited to being a superb family home - and internal viewing is recommended to fully appreciate all this property has to offer.

Internal inspection reveals a welcoming hallway with stairs to first floor, sitting room with bay window to the front elevation and extended lounge/dining room with door leading into the rear garden. Completing the ground floor there is the kitchen which features a range of wall/base units and has a door leading into the useful utility area which has doors into the garage and garden and provides access to the guest WC.

To the first floor there are five bedrooms and the bathroom with suite comprising WC, wash basin and bath with shower over.

Externally, the rear garden is laid mainly to lawn with a patio area and there is driveway parking to the front of the property with access to the garage.





## Property Specification

### Hall

Lounge/Dining Room - 6.82m (22'5")  
x 3.22m (10'7") max

Sitting Room - 4.26m (14') into bay  
x 3.54m (11'7")

Kitchen - 2.71m (8'11") plus alcove  
x 2.11m (6'11")

Utility - 4.93m (16'2") max  
x 2.33m (7'8") max

### WC

Garage - 4.46m (14'7") x 2.33m (7'8")

Bedroom 1 - 4.39m (14'5") into bay  
x 3.37m (11')

Bedroom 2 - 3.68m (12'1") x 3.37m (11')

Bedroom 3 - 3.70m (12'2") x 2.29m (7'6")

Bedroom 4 - 3.68m (12'1") max  
x 2.29m (7'6") max

Bedroom 5 - 2.56m (8'5") x 2.02m (6'8")

Bathroom - 2.33m (7'8") x 1.99m (6'6")

### 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: 28th September 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

