



48 Aster Way,
Walsall, WS5 4RX

Offers in the Region Of £330,000

Walsall

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Set in a popular residential location, within easy reach of schools and amenities, this detached house offers neatly presented 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 guest WC off, light and airy lounge/dining room with square bay window and French windows to the rear and there is a well-appointed kitchen which features a range of wall/base units, plumbing for a washing machine and having integrated fridge, freezer, oven and hob.

To the first floor, bedroom one is a good-sized double bedroom with ensuite shower facilities and there are two further bedrooms and the bathroom with suite comprising WC, wash basin and bath with shower fitment.

Externally, the neatly maintained rear garden features lawn and paved patio area and feature lighting and there is driveway parking to the front of the property with access to the garage which has power and lighting supplied.





Property Specification

Hall -	1.45m (4'9") x 1.28m (4'2")
WC -	1.72m (5'8") x 1.28m (4'2")
Lounge/Dining Room -	5.74m (18'10") x 3.78m (12'5") max into bay
Kitchen -	3.60m (11'10") x 2.08m (6'10")
Bedroom 1 -	3.92m (12'10") max x 3.03m (9'11")
En-suite -	2.50m (8'3") x 1.38m (4'6") max
Bedroom 2 -	3.66m (12') x 2.50m (8'2") max
Bedroom 3 -	2.61m (8'7") x 2.34m (7'8")
Bathroom -	2.20m (7'2") x 1.98m (6'6")
Garage -	4.83m (15'10") x 2.37m (7'9")

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: 12th October 2024

Viewer's Note:

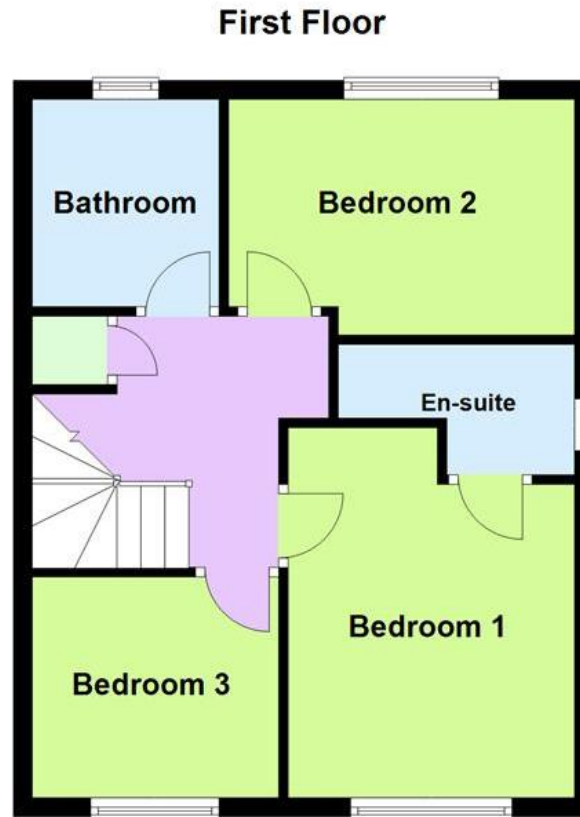
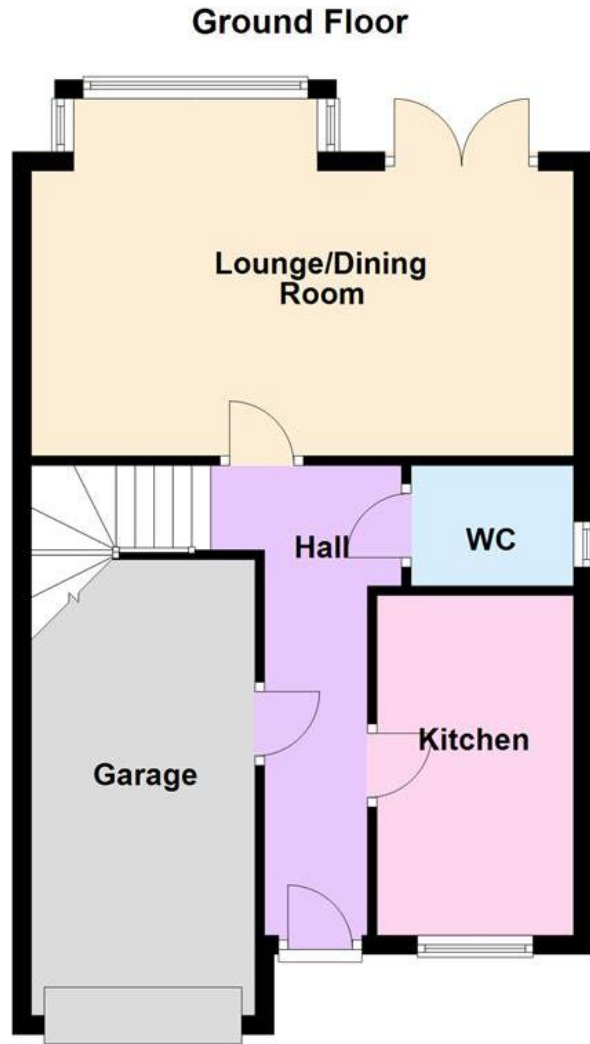
Services connected: Gas, Water, Electric & Drainage

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		
(81-91)	B		86
(69-80)	C	74	
(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

