



94 Delves Crescent,  
Walsall, WS5 4LT

Offers in Excess of £395,000



# Walsall

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this impressive, detached property offers well-presented, extended accommodation, ideally suited to being a superb family home, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming open-plan hallway / sitting room, bathed in light from a bay window to the front and having a feature fireplace with log burner inset, further generous lounge/dining room with patio door to the rear garden, fireplace with gas fire inset and doorway leading into the well-appointed breakfast kitchen which features a range of wall/base units, breakfast bar, integrated double oven and gas hob, plumbing for a washing machine, access to garage and door to rear garden.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and there are four additional bedrooms and the well-equipped bathroom with suite comprising WC, wash basin, bath and separate shower cubicle.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and a selection of shrubs / bushes and there is driveway parking to the front of the property with access to the garage which has power, lighting and a water point.







## Property Specification

### Porch

Sitting Room - 5.13m (16'10") x 3.95m (13') max into bay

Lounge/Dining Room -  
7.04m (23'1") max x 4.12m (13'6") max

Breakfast Kitchen -  
4.25m (13'11") max x 2.98m (9'9") max

Bedroom 1 - 4.18m (13'9") x 3.10m (10'2")

Bedroom 2 - 3.96m (13') x 3.24m (10'8")

Bedroom 3 - 4.53m (14'10") x 2.11m (6'11")

Bedroom 4 - 3.00m (9'10") x 2.08m (6'10")

Bedroom 5 - 2.53m (8'4") x 1.86m (6'1")

Bathroom - 3.00m (9'10") x 1.90m (6'3")

Garage - 5.78m (18'11") x 2.11m (6'11")

### 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: 27th November 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(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

