



Daisybank Crescent,  
Walsall, WS5 3BJ

Offers in the Region Of £335,000



# Walsall

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this semi-detached house 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 guest WC off, extended lounge having fireplace with multi-fuel burner inset and French windows to the rear and separate dining room with bay window to the front elevation.

Completing the ground floor, there is the superb kitchen with a range of fitted units, integrated fridge, gas cooker point, plumbing for a dishwasher, doorway to "courtyard" area with garage beyond and access to the conservatory which overlooks the rear garden.

To the first floor there are three bedrooms - two generous doubles and a single - and the shower room with suite comprising WC, wash basin and shower cubicle with mains shower fitment.

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







## Property Specification

### Hall

### Lounge

4.56m (15') x 3.18m (10'5") plus recess

### Dining Room

3.65m (12') x 3.65m (12') max into bay

### Kitchen

4.47m (14'8") max x 4.39m (14'5") max

### Conservatory

3.05m (10') x 2.10m (6'11")

### WC

### Garage

5.04m (16'6") x 2.28m (7'6")

### Landing

### Bedroom 1

3.65m (12') x 3.19m (10'6")

### Bedroom 2

3.65m (12') x 3.18m (10'5")

### Bedroom 3

2.09m (6'10") x 1.97m (6'6")

### Shower Room

2.23m (7'4") x 2.08m (6'10")

### 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:

### Viewer's Note

Services connected:

Gas, electricity, water and drainage.

Council tax band:

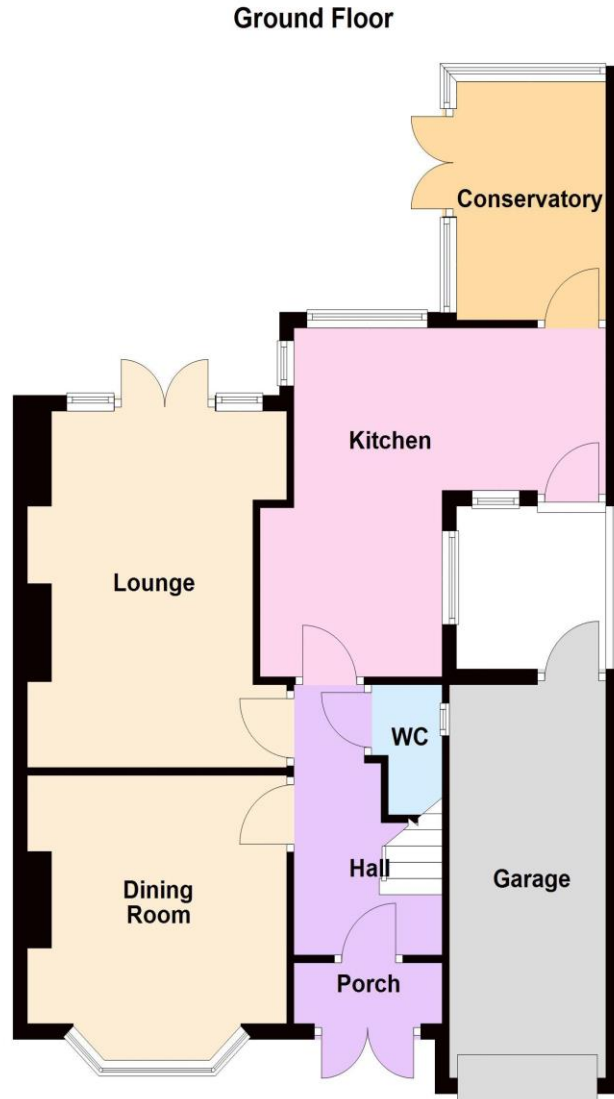
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Tenure:

Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

