



28 Walstead Close,
Walsall, WS5 3NR

Offers Over £300,000

Walsall

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Set in a pleasant cul-de-sac location, within easy reach of schools, amenities and transport links, this neatly presented, semi-detached house boasts well-proportioned, 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 door leading into the light and spacious through lounge which is bathed in light from a large window to the front elevation and French windows opening up into the rear garden.

Completing the ground floor there is a separate dining room and well-appointed breakfast kitchen which features a range of fitted units, integrated dishwasher, double oven and hob and having a door into the useful utility room with guest WC off and garage beyond.

To the first floor there are three double bedrooms, shower room with wash basin and shower cubicle having mains shower over and a separate WC accessed via the landing.

Externally, the neatly maintained rear garden is laid mainly to lawn with paved/decked areas and a selection of shrubs/bushes and there is ample driveway parking to the front of the property with access to the garage via an electric roller shutter door.





Property Specification

Hall

Through Lounge - 7.54m (24'9") x 3.04m (10')

Dining Room - 4.71m (15'6") x 2.27m (7'5")

Breakfast Kitchen - 3.43m (11'3") x 3.00m (9'10")

Utility - 4.23m (13'11") max
x 2.01m (6'7") max

WC

Garage - 4.62m (15'2") x 3.23m (10'7")

Bedroom 1 - 4.42m (14'6") x 3.04m (10')

Bedroom 2 - 3.50m (11'6") into wardrobes
x 3.48m (11'5")

Bedroom 3 - 3.04m (10') x 3.02m (9'11")

Shower Room - 2.45m (8'1") max x 1.70m
(5'7") max

WC

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: 2nd January 2025

Viewer's Note:

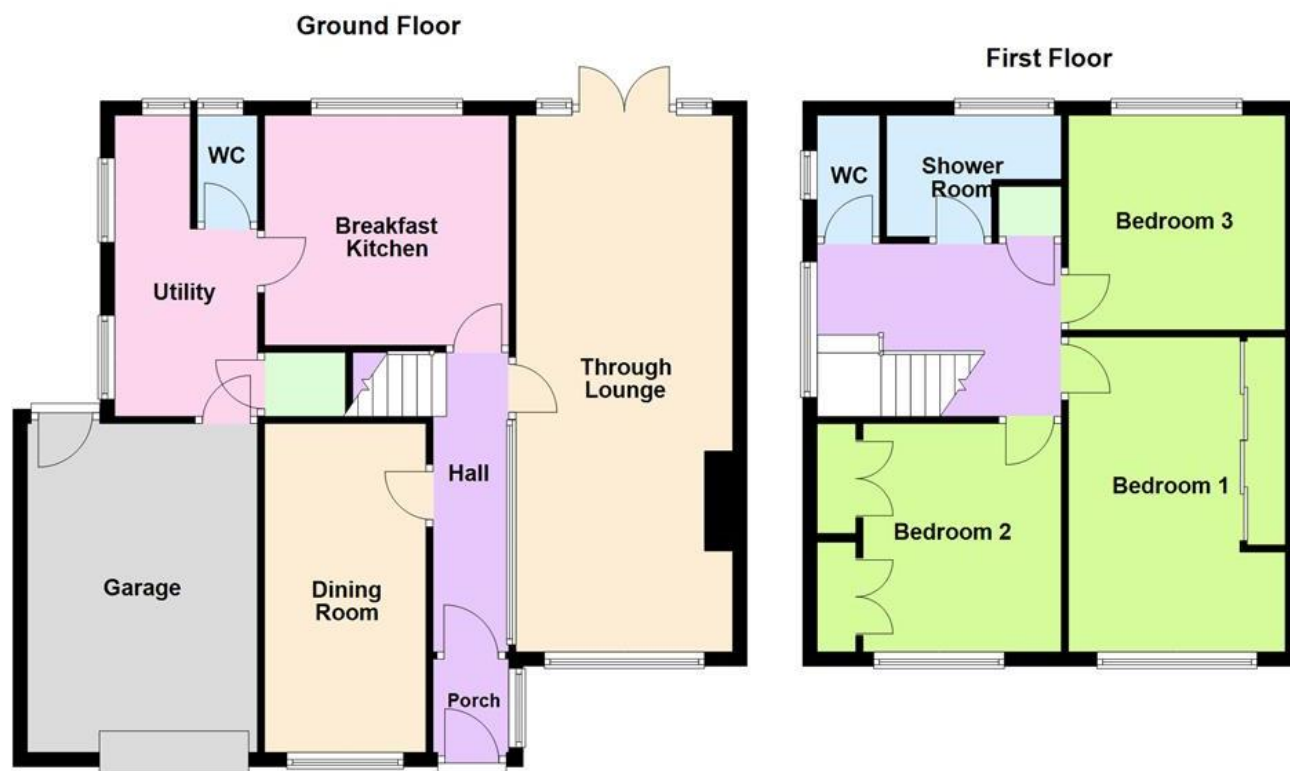
Services connected: Gas, Water, Electric & Drainage

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map Location

