



89 Lincoln Road,
Walsall, WS1 2DQ

Offers in the Region Of £470,000

Walsall

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Set in a popular residential location, a stone's throw from Walsall arboretum, and within easy reach of amenities, schools and transport links, this extended semi-detached house boasts well-proportioned 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 access to under-stairs storage cupboard, three generous reception rooms, inner hallway/utility with plumbing for washing machine, access to ground floor shower room and door to the well-appointed breakfast kitchen which features a range of fitted units (including an island with breakfast bar), space for a range style cooker, integrated oven and dishwasher and door to the rear garden.

To the first-floor bedroom one is a good-sized double with access to ensuite shower facilities and there are four further excellent bedrooms and the family bathroom with suite comprising WC, wash basin with fitted storage below and spa bath.

Externally, there is a split-level rear garden and gated driveway parking to the front of the property.





Property Specification

Hall	
Living Room -	5.05m (16'7") x 3.88m (12'9")
Dining Room -	4.60m (15'1") max into bay x 3.65m (12')
Family Room -	4.52m (14'10") max into bay x 3.65m (12')
Breakfast Kitchen -	4.61m (15'2") x 4.13m (13'7")
Shower Room -	2.40m (7'10") x 1.90m (6'3")
Bedroom 1 -	3.89m (12'9") x 3.14m (10'4")
Ensuite -	2.76m (9'1") x 1.19m (3'11")
Bedroom 2 -	3.89m (12'9") max x 3.70m (12'2") max
Bedroom 3 -	4.58m (15') max into bay x 3.65m (12') into wardrobes
Bedroom 4 -	4.80m (15'9") max into bay x 2.86m (9'5")
Bedroom 5 -	2.40m (7'10") x 2.35m (7'9")
Bathroom -	2.58m (8'5") x 1.90m (6'3")

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: 29th 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		77
(55-68) D	68	
(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

