



17 Mandeville Gardens,
Walsall, WS1 3AT

Offers in Excess of £460,000

Walsall

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If you are looking for a stunning family home, then look no further. This exceptional, extended, link-detached property is crying out to be viewed, boasting immaculately presented accommodation, with high quality fixtures and fittings, including oak doors, throughout.

The property is set in a quiet, popular cul-de-sac location within easy reach of amenities, schools and transport links.

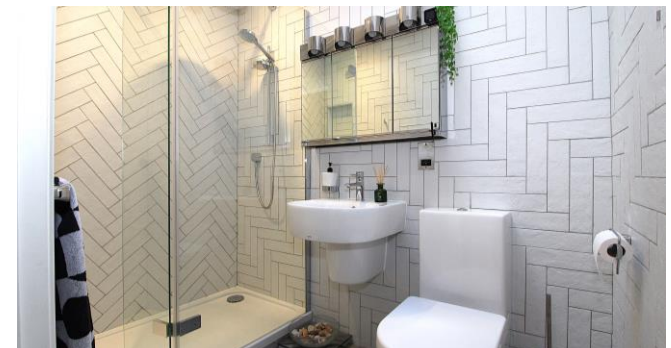
Internal inspection reveals a welcoming entrance hallway area with attractive flooring, a feature that continues into the generous living room, which is bathed in light from a large window to the front elevation and has a stunning oak staircase leading the first floor with a stylish glass wall and door to the rear of the room.

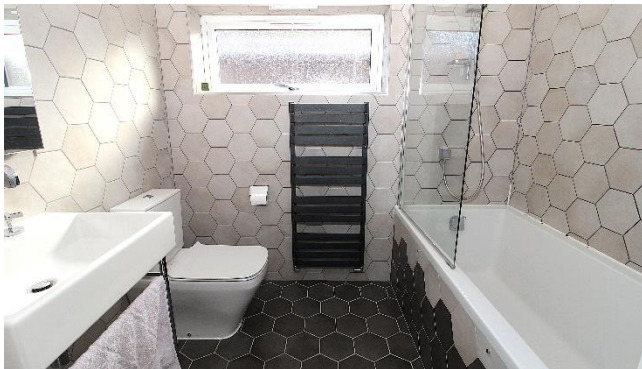
The show-piece of the property is the stunning open-plan kitchen/dining /family room which features a range of fitted units, quartz worktops with complementary upstands and splash-back, Range cooker and extractor fan, integrated dishwasher, boiling water tap, stylish floor tiles with under-floor heating and a 5-leaf bifold door to the rear.

Completing the ground floor there is a useful utility room which has further fitted units, Quartz worktops and access to the ground floor shower room with striking wall tiles, WC, wash basin and walk in shower cubicle with Monsoon Shower fitted.

To the first floor there are four well-proportioned bedrooms and the light and airy bathroom with stylish tiling and suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden features lawned and paved areas with a brick-built garden store and there is driveway parking to the front of the property.





Property Specification

Entrance Hall

Hall

Lounge - 6.05m (19'10") x 3.86m (12'8")

Open-Plan Kitchen/Dining/Family Room - 8.78m (28'10") x 5.13m (16'10")

Utility - 2.44m (8') x 2.34m (7'8")

Shower Room - 2.34m (7'8") x 1.46m (4'10")

Plant Room - 2.34m (7'8") x 1.94m (6'5")

Bedroom 1 - 4.14m (13'7") x 3.03m (9'11")

Bedroom 2 - 3.66m (12') plus recess x 3.02m (9'11")

Bedroom 3 - 3.03m (9'11") x 2.42m (7'11")

Bedroom 4 - 3.02m (9'11") x 2.42m (7'11")

Bathroom - 2.30m (7'6") x 1.68m (5'6")

Agent's Note:

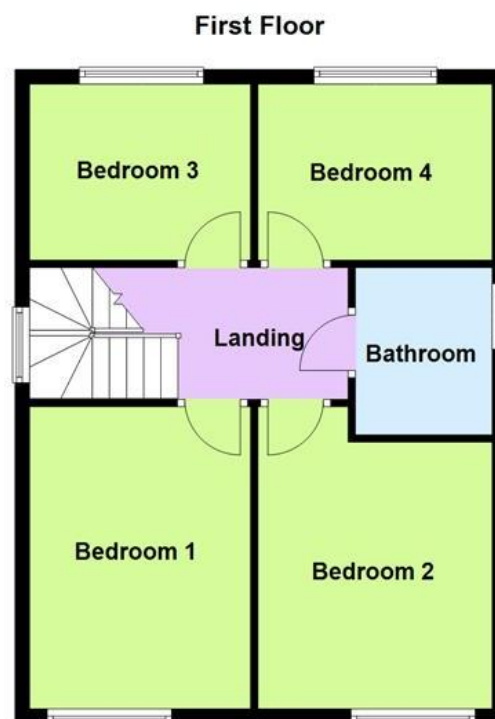
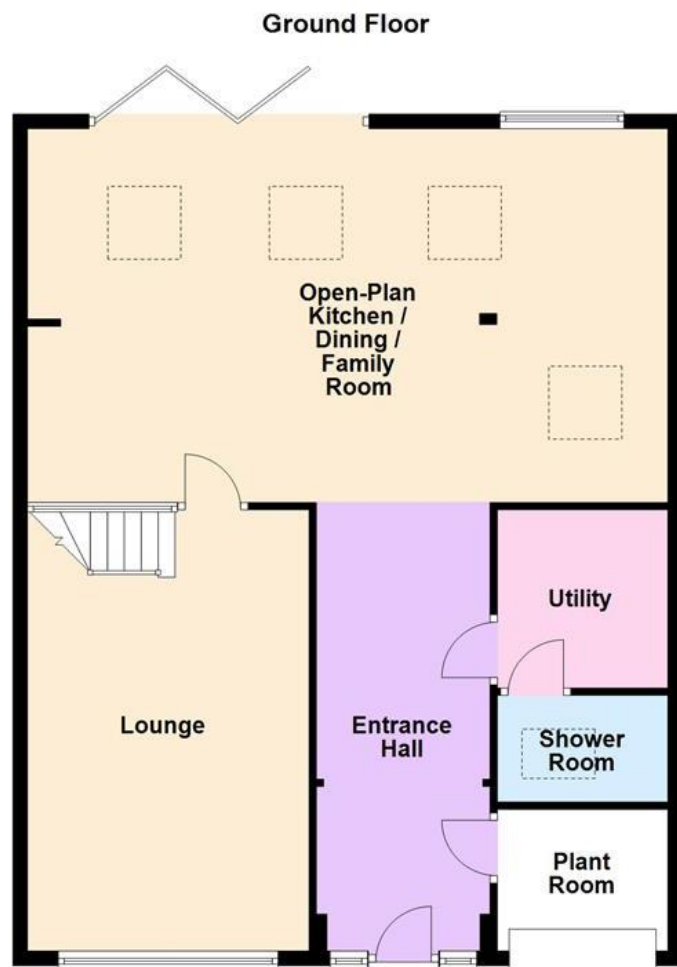
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 31st January 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: D
Tenure: Freehold
Solar panels installed - more details on request
Please note we have been advised there is a tree preservation order on a tree within the property boundary

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	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map Location

