



18 Gloucester Road,
Walsall, WS5 3PN

Offers in Excess of £555,000

Walsall

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Set in a sought-after residential location, within easy reach of amenities, schools and transport links, this impressive, detached property boasts well-proportioned, family 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, access to under-stairs storage cupboard and having ground floor shower room off and door to the spacious living room with window to the front elevation.

Completing the ground floor there is the superb kitchen/dining room which features a range of modern, gloss fronted fitted units, work-tops with pop-up sockets, integrated microwave oven, oven and 5-ring gas hob with stylish extractor over, access to useful utility room with sitting room beyond and door to the conservatory which overlooks the rear garden.

To the first floor, bedroom one is a double bedroom with fitted wardrobes and access to an ensuite shower room and there are three further excellent bedrooms and the family bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the good-sized rear garden is laid mainly to lawn with a paved patio area and there is an in-and-out driveway to the front of the property with access to a useful side storage garage.





Property Specification

Hall

Lounge -	4.27m (14') x 3.66m (12')
Sitting Room -	5.28m (17'4") x 2.26m (7'5")
Kitchen/Diner -	7.42m (24'4") x 3.47m (11'5")
Conservatory -	3.60m (11'10") x 3.01m (9'10")
Utility Room -	3.38m (11'1") x 2.34m (7'8")
Shower Room -	2.00m (6'7") x 1.34m (4'5")
Storage Garage -	7.84m (25'9") x 2.05m (6'9")
Bedroom 1 -	3.43m (11'3") x 3.10m (10'2") into wardrobes
En-suite -	1.60m (5'3") x 1.20m (3'11")
Bedroom 2 -	3.66m (12') x 3.50m (11'6")
Bedroom 3 -	4.64m (15'3") x 1.76m (5'9")
Bedroom 4 -	3.50m (11'6") x 1.84m (6')
Bathroom -	2.60m (8'6") x 0.53m (1'9")

Viewer's Note:

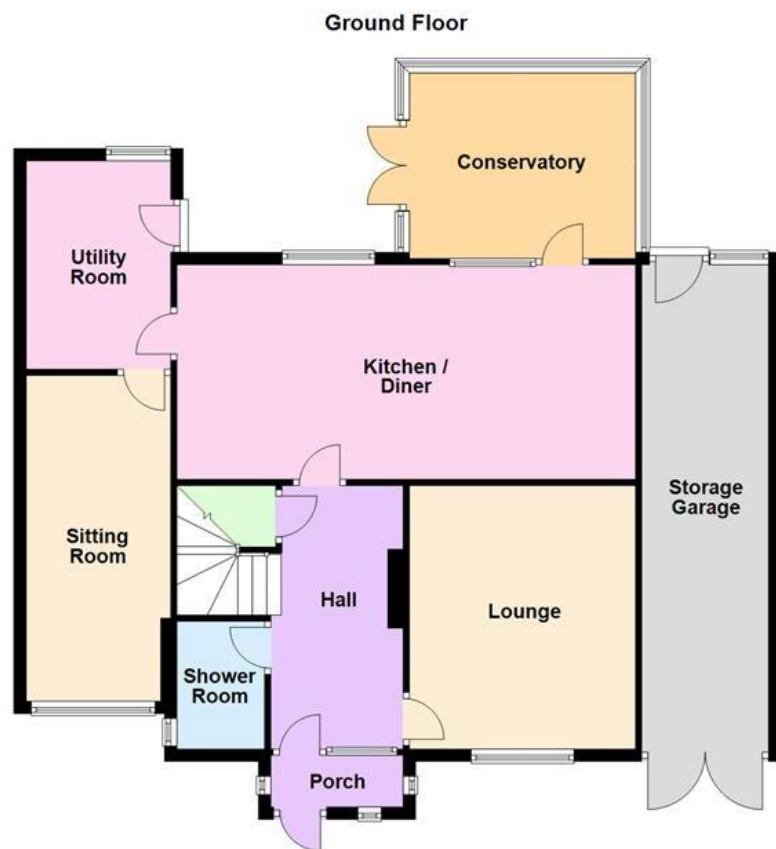
Services connected: Gas, Water, Electric & Drainage
Council tax band: F
Tenure: Freehold

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: 15th November 2024

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		81
(69-80) C		
(55-68) D	64	
(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

