



44 Argyle Road,
Walsall, WS4 2EX

Offers in the Region Of £280,000

Walsall

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For sale is this extended semi-detached house, which is brimming with potential, and nestled in a highly sought-after location. This property is offered for sale with no onward chain and provides excellent scope for modernisation, offering an exciting opportunity for first-time buyers or families looking to put their own stamp on a new home.

The ground floor has been extended and features, on entry, a porch and hallway with guest WC off. The first reception room boasts a large window to the front elevation, flooding the area with natural light, and double doors leading to the dining room. The second reception room, an extended dining room, benefits from French windows giving access to the neatly maintained rear garden.

The kitchen comes with fitted units and includes a convenient gas cooker. Also, the kitchen grants access to a utility/storage room which houses an additional shower and leads to a sunroom, providing more space for your household needs.

Upstairs, the house features three bedrooms, two of which are doubles with fitted wardrobes. The third bedroom is a good-sized single room, perfect for a child or for use as a home office. The main bathroom is a practical shower room.

Outside, there is ample driveway parking and a single garage, providing plenty of space for vehicles. The location is superb, with local amenities and schools within easy reach.

For those who enjoy the outdoors, Walsall Arboretum is nearby, offering beautiful green spaces for leisurely walks. This property truly presents an opportunity to create a wonderful family home in a desirable location. Don't miss out on this unique prospect. Book your viewing today.





Property Specification

Hall

Lounge - 4.44m (14'7") x 3.35m (11')

Extended Dining Room -
4.73m (15'6") x 2.56m (8'5")

Kitchen - 2.71m (8'10") x 2.62m (8'7")

Utility - 4.59m (15'1") x 2.30m (7'6")

Sun Room - 3.48m (11'5") x 2.42m (7'11")

WC

Bedroom 1 - 4.00m (13'1") x 3.17m (10'5")

Bedroom 2 - 3.23m (10'7") x 3.17m (10'5")

Bedroom 3 - 2.71m (8'11") x 2.21m (7'3")

Bathroom - 2.31m (7'7") x 2.17m (7'2")

Garage - 6.60m (21'8") x 2.46m (8'1")

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: 7th March 2025

Viewer's Note:

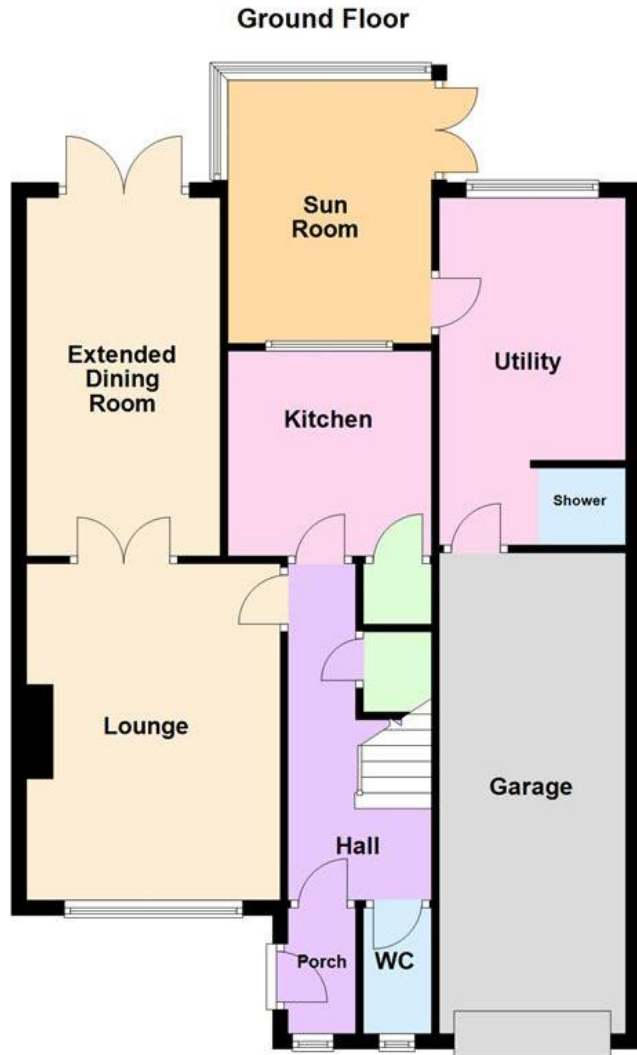
Services connected: Gas, Water, Electric & Drainage

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		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

