



72 Buchanan Road,
Walsall, WS4 2EN

Offers in the Region Of £425,000

Walsall

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This lovely, detached house is currently on the market offering well-presented accommodation, ready for a family to call it home.

The property features three excellent bedrooms, two reception rooms, a kitchen, and one bathroom.

As you enter the house, the hallway leads you to two spacious reception rooms, each boasting a charming fireplace. The first reception room benefits from French windows which provide a delightful view and direct access to the fabulous rear garden, making it ideal for family gatherings or quiet afternoons. The second reception room is graced with a bay window facing the front of the property, letting in an abundance of natural light.

The house also offers three well-presented bedrooms. The first bedroom is a double, featuring a bay window to the front of the property. The second bedroom is also a double and the third is a good sized single, each offering ample space for personalisation. The bathroom features a white suite of bath and wash basin with a separate WC off the landing, ensuring convenience for all occupants.

The kitchen is equipped with a range of fitted units, an integrated fridge, double oven, and a 5-ring gas hob, perfect for home-cooked meals.

Unique features of this property include a generous garage with a guest WC off and access to a useful utility space, a cloakroom off the hallway - ideal for hiding coats and shoes, and driveway parking. Its sought-after location in a quiet cul-de-sac, near schools, parks, and with easy access to Walsall centre, as well as a view over Walsall Arboretum to the rear, makes this property an excellent choice for families.

The beautiful rear garden is a splendid bonus, offering an outdoor space to relax and enjoy.





Property Specification

Porch

Hall

Lounge - 5.04m (16'6") x 3.29m (10'10") max

Dining Room - 4.40m (14'5") max into bay
x 3.48m (11'5")

Kitchen - 4.30m (14'1") max x 2.55m (8'5") max

Utility - 3.60m (11'10") x 1.96m (6'5")

WC

Bedroom 1 - 4.63m (15'2") max into bay
x 3.48m (11'5")

Bedroom 2 - 3.35m (11') x 3.34m (10'11")

Bedroom 3 - 2.55m (8'5") x 2.42m (7'11")

Bathroom - 1.99m (6'6") x 1.95m (6'5")

WC

Garage - 9.15m (30') x 3.60m (11'10") max
2.74m (9'0") min

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: 11th April 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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	61	
(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

