



44 Lilac Avenue,
Walsall, WS5 4JP

Offers in Excess of £295,000

Walsall

Offers in Excess of £295,000



A beautifully presented three-bedroom semi-detached home situated in the sought-after area of The Delves, Walsall.

The property features an entrance porch leading into a welcoming hallway, a stylish lounge with media wall, and a modern open-plan kitchen/diner that flows into a bright conservatory.

The ground floor also includes a convenient shower room and a useful storeroom.

Upstairs offers three well-proportioned bedrooms and a contemporary family bathroom, with a compact sunroom completing the layout at the rear.

Externally, the rear garden has both lawn and patio areas with a separate decking area, along with a conveniently placed summer house/shed.





Property Specification

Entrance Porch

Hallway

Lounge - 11' 6" x 12' 2" (3.50m x 3.71m)

Open Plan Kitchen/Diner - 11' 4" x 18' 7" (3.45m x 5.66m)

Conservatory - 8' 6" x 10' 0" (2.59m x 3.05m)

Shower Room - 3' 9" x 9' 8" (1.14m x 2.94m)

Landing

Bedroom One - 12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom Two - 10' 5" x 11' 3" (3.17m x 3.43m)

Bedroom Three - 7' 9" x 8' 4" (2.36m x 2.54m)

Bathroom - 7' 7" x 6' 4" (2.31m x 1.93m)

Sunroom - 7' 0" x 6' 3" (2.13m x 1.90m)

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 May 2025

Viewer's Note:

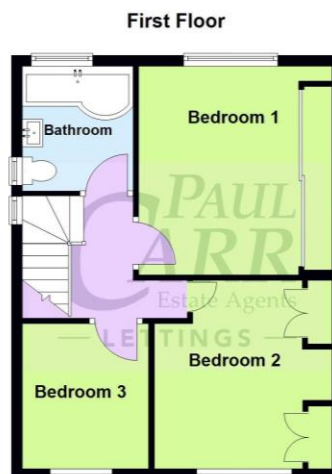
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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		82
(69-80) C	70	
(55-68) D		
(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

