



22 Leigh Road,
Walsall, WS4 2DS

Offers in the Region Of £495,000

Walsall

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Presenting an immaculate 3 / 4 bedroom detached house for sale, offering a fusion of comfort, style and convenience.

This property boasts a delightful location with public transport links, nearby schools, local amenities and is situated in a highly sought-after location.

On entering the property, there is a welcoming entrance hallway with guest WC off. The property features two elegant reception rooms. The first is a spacious living room, complemented by French windows overlooking a sizeable rear garden, providing an abundance of natural light. This room also provides access to a versatile study / playroom. The second is a light and airy dining room, which could potentially be transformed into a fourth bedroom, according to your needs.

The modern kitchen is a chef's delight, equipped with a breakfast bar, a range of fitted units, and plumbing for a dishwasher, plumbing for washing machine, space for a tumble dryer and an electric cooker point. It also offers access to a lean-to to the side.

The property encompasses three bedrooms. The first is a generous double bedroom, offering ample space and comfort. The remaining two are also double bedrooms, perfect for a growing family or accommodating guests. The well-equipped bathroom features a stylish bath, a separate shower cubicle, with the walls and floors tastefully tiled. For added convenience, a separate WC is located off the landing.

Desirable features of this property include a good-sized rear garden, garage / workshop / potential hobby room to the rear of the garden, and an attractive driveway making it brim with kerb appeal.

The property also holds potential for extension, subject to planning permissions and building regulations. Ideal for families, this property presents an opportunity to create a dream home in a popular location.





Property Specification

Hall

Lounge -

5.68m (18'7") x 4.58m (15') plus bay

Study/Playroom -

2.98m (9'9") x 2.15m (7'1")

Dining Room/Potential Bedroom -

3.81m (12'6") x 3.20m (10'6")

Breakfast Kitchen -

4.45m (14'7") x 3.41m (11'2")

WC

Landing

Bedroom 1 -

4.58m (15') x 3.65m (12')

Bedroom 2 -

3.81m (12'6") x 3.20m (10'6")

Bedroom 3 -

3.26m (10'8") x 2.51m (8'3")

Bathroom -

2.46m (8'1") x 1.87m (6'2")

WC

Garage/Workshop/Potential Hobby Room

5.38m (17'8") x 2.96m (9'9")

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: 8th May 2025

Viewer's Note:

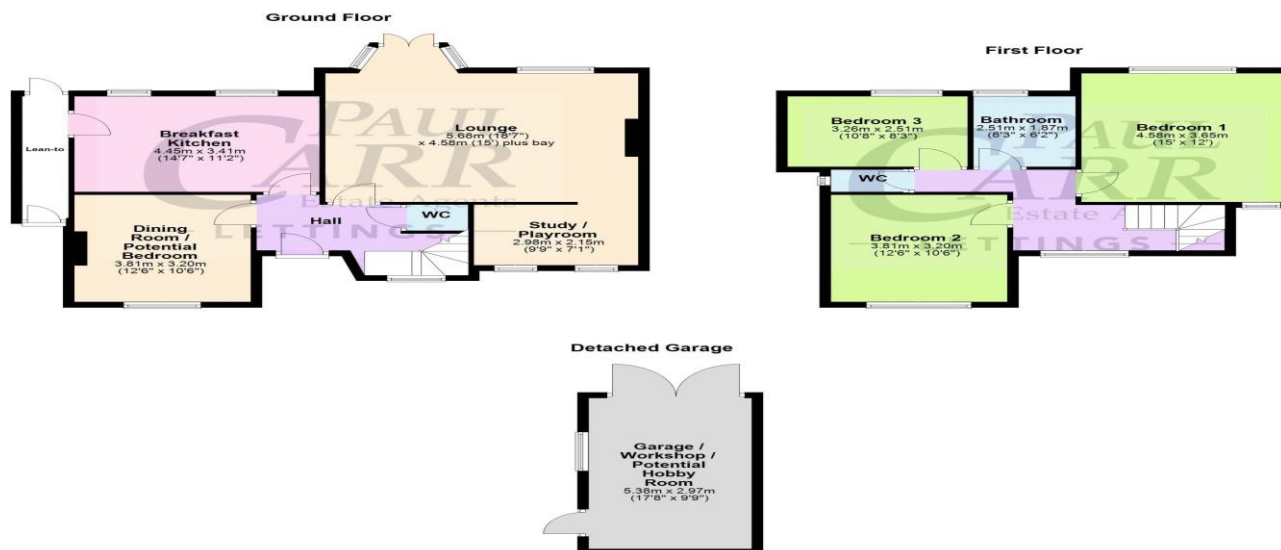
Services connected: Gas, Water, Electric & Drainage

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		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

