



Princes Avenue,
Walsall, WS1 2DG

£330,000

Walsall

£330,000

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1



2



Paul Carr Estate Agents are pleased to bring to market this well-proportioned, semi-detached house which is ideally situated for nearby schools and amenities and has access to the picturesque Walsall Arboretum only a short distance away.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to generous under-stairs storage area, lounge with bay window to the front elevation, separate dining / family room with French windows to the rear and kitchen which features a range of fitted units, gas cooker point, and door to the rear garden.

To the first floor there are three excellent bedrooms and the bathroom with white suite comprising WC, wash basin and bath with shower fitment.

Externally, there is a generous rear garden which is laid mainly to lawn with a selection of trees / bushes.

The property would make an ideal family home and must be viewed to be appreciated.





Property Specification

Hall

Lounge

4.45m (14'7") max into bay x 4.23m (13'11")

Dining Room

4.23m (13'11") x 3.97m (13')

Kitchen

3.17m (10'5") x 2.74m (9')

Landing

Bedroom 1

4.23m (13'11") max x 3.97m (13') max

Bedroom 2

4.23m (13'11") x 3.65m (12')

Bedroom 3

3.17m (10'5") x 2.74m (9')

Bathroom

2.24m (7'4") x 2.19m (7'2") plus alcove

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.

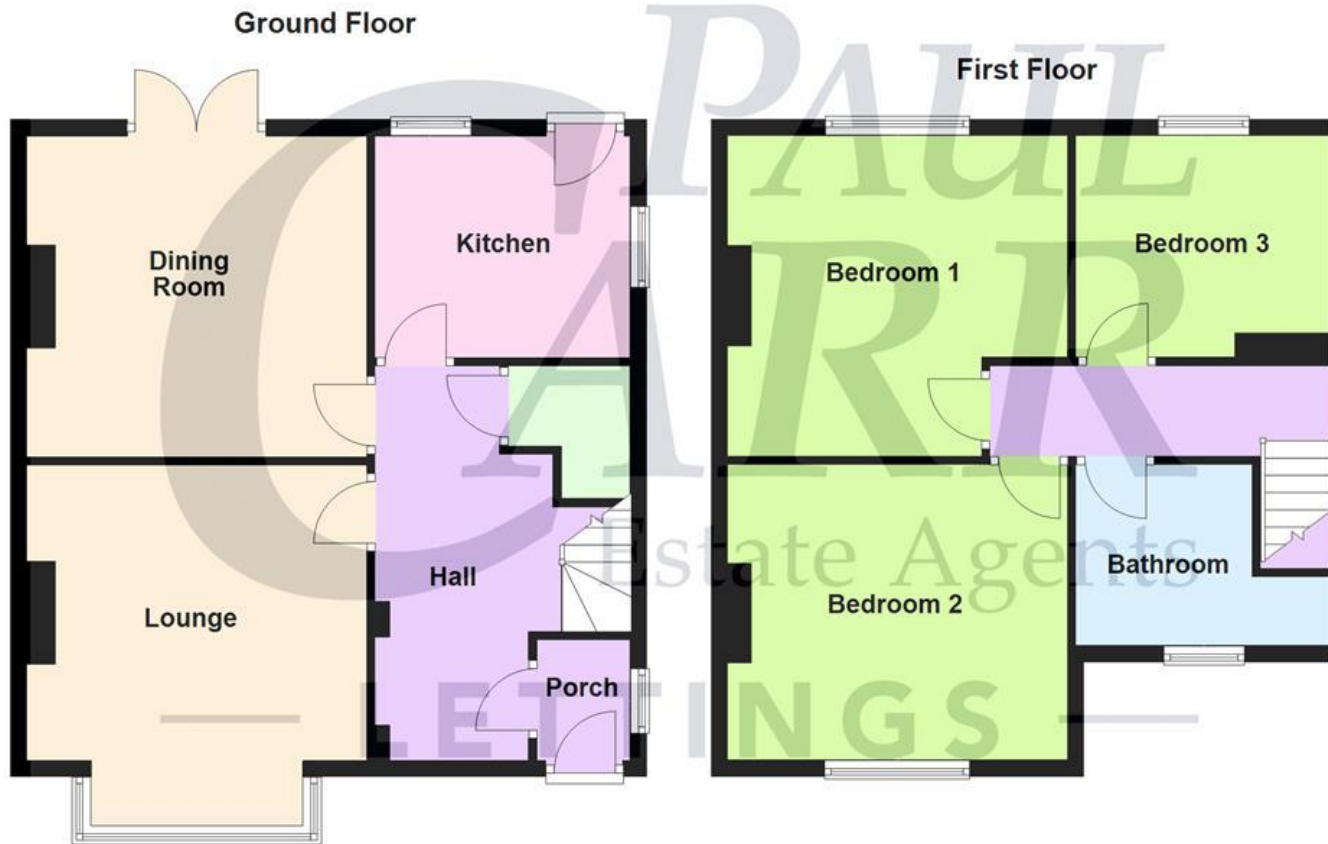
Came on the market: 18th June 2025

Viewer's Note:

Services connected:	Gas, electricity, water and 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		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

