



19 Delves Crescent, Walsall,
Walsall, WS5 4LR

£300,000

Walsall

£300,000

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Paul Carr Estate Agents are delighted to offer for sale this traditional style semi detached family home.

Situated in a much sought after residential location, the property briefly comprises three bedrooms, open plan lounge dining room and kitchen, family bathroom, good size rear garden and off road parking.

Offered for sale with no upward chain, viewing is recommended at the earliest possible opportunity.





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: 24th September 2024

Property Specification

Porch

Hall - 3.73m (12'3") max
x 1.63m (5'4")

Through Lounge Diner - 9.49m (31'2") x 3.47m (11'5")

Kitchen - 5.66m (18'7") x 1.63m (5'4")

Bedroom 1 - 4.05m (13'4") x 3.14m (10'3")

Bedroom 2 - 3.47m (11'5") x 3.17m (10'5")

Bedroom 3 - 2.25m (7'5") x 1.96m (6'5")

Bathroom - 2.07m (6'10") x 1.63m (5'4")

Viewer's Note:

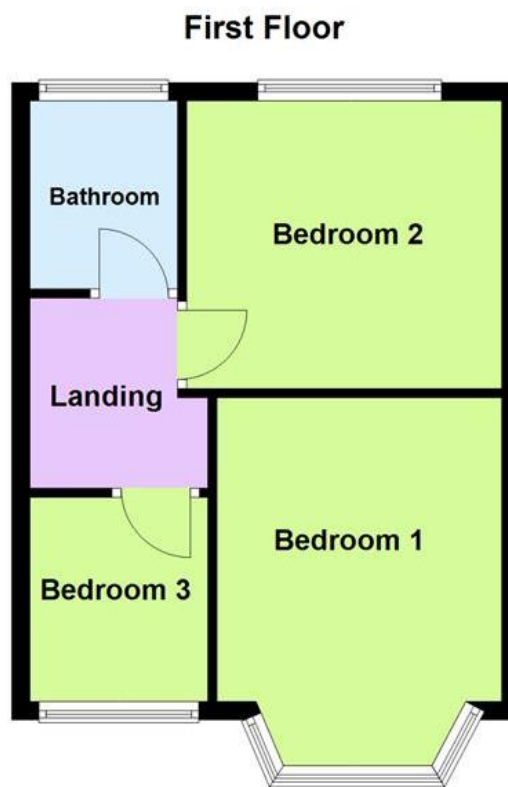
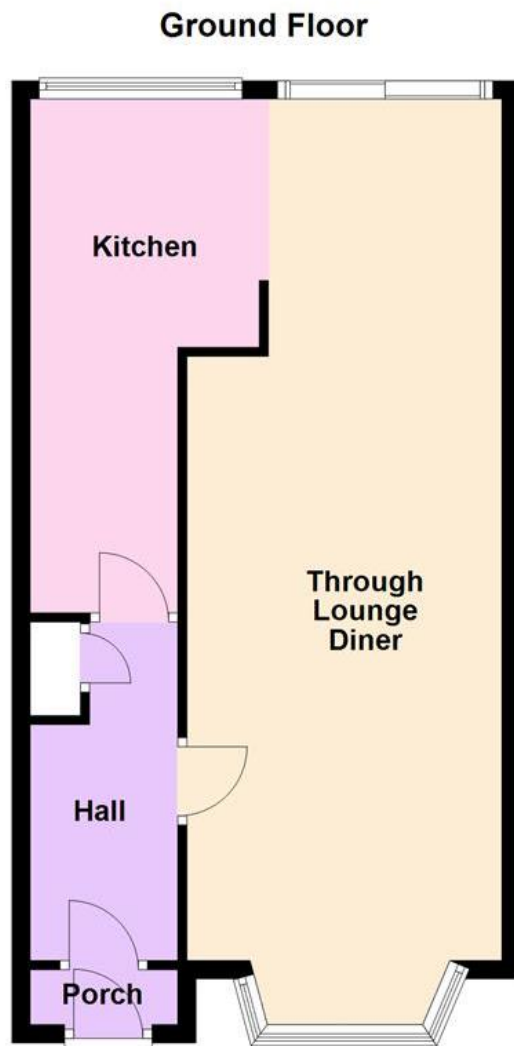
Services connected: Gas, Water, Electric & Drainage

Council tax band: B


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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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

