



Slaney Road,  
Walsall, WS2 9AF

**£375,000**



# Walsall

£375,000

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Presenting for sale this delightful, detached house, ideally suited to families, which exudes charm and character throughout. Upon entering, you are welcomed by a hallway with feature Minton flooring, stairs to first floor and a convenient guest WC off.

The house boasts two generous reception rooms, each with their own unique features. The first reception room offers a light and airy space, enhanced by a bay window to the front. The second room is a cosy retreat, complete with a feature fireplace with open fire inset, and a bay window offering views overlooking the attractive courtyard area.

The property's kitchen is, undoubtedly, the heart of the home, flooded with natural light and equipped with a wide range of fitted units, an integrated double oven, gas hob with extractor over, and a dishwasher. This room also offers dining space and access to a utility / snug area. A unique feature of this home is the shower facility located off the kitchen.

To the first floor there are four bedrooms - three of which are excellent doubles (the largest featuring wardrobe space) and a single - and an appealing bathroom with roll-top bath, WC and wash basin. To the second floor there is a generous loft bedroom and an additional shower room.

Outside, you will find a beautifully maintained garden which can be appreciated from the conservatory.

The property's location is advantageous, allowing for easy access to nearby public transport links, local amenities and schools. At the end of the Cul-de-Sac is Pleck Park, providing an ideal place for leisurely strolls or to take advantage of the children's play area.

Internal viewing is essential to fully appreciate all this wonderful home has to offer.







## Property Specification

### Entrance Hallway

### Front Reception Room

4.46m (14'8") x 4.07m (13'4") plus bay

### Rear Reception Room

4.15m (13'7") x 4.06m (13'4") plus bay

### Kitchen/Diner

6.35m (20'10") x 2.94m (9'8")

### Utility / Snug

4.04m (13'3") x 2.54m (8'4")

### Conservatory

### Shower

### Guest WC

### Garden Store

2.96m (9'9") x 2.54m (8'4")

## FIRST FLOOR

### Bedroom 1

4.14m (13'7") x 4.06m (13'4")

### Bedroom 2

4.07m (13'4") x 3.34m (11') plus recess

### Bedroom 3

3.20m (10'6") x 3.06m (10')

### Bedroom 4

2.66m (8'9") x 2.60m (8'6")

### Bathroom

1.96m (6'5") x 1.93m (6'4")

## SECOND FLOOR

### Loft Bedroom

6.16m (20'3") max x 5.36m (17'7") max

### Shower Room

2.70m (8'10") x 2.48m (8'2")

## 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:

## 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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

