



46 The Crescent,  
Walsall, WS1 2BZ

Offers in Excess of £290,000



# Walsall

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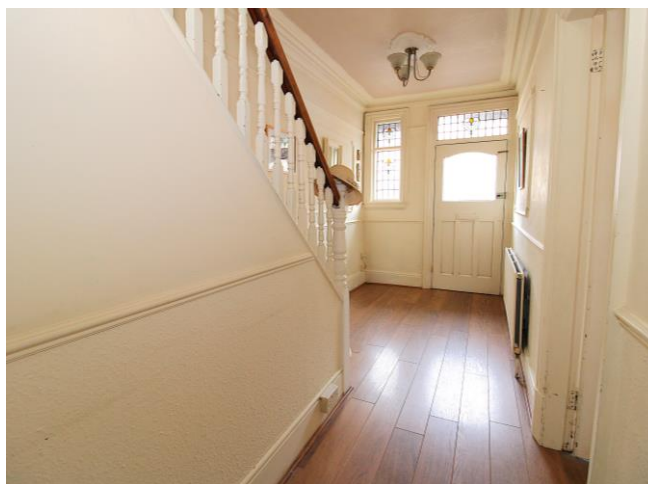
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Set in a sought-after residential location, within easy reach of the centre of Walsall with its varied amenities and within Walsall Arboretum only a short distance away, this traditional style semi-detached house boasts well-proportioned accommodation offering excellent scope for modernisation/extension (subject to planning permission/building regulations) with an early viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to useful under-stairs storage area and attractive laminate flooring (a feature that continues throughout the ground floor), lounge with French windows to the rear garden and fireplace with gas fire inset, light and airy dining room with bay window to the front elevation and further feature fireplace and kitchen/breakfast room with a range of fitted units and access to the secure side passageway with utility area off.

To the first floor there are three excellent bedrooms, bathroom with suite comprising wash basin and bath and a separate WC accessed via the landing.

Externally, the good-sized rear garden features a selection of trees/bushes with lawn and paved patio areas and there is driveway parking to the front of the property.







## Property Specification

### Hall

Lounge - 5.48m (18') max into bay  
x 3.38m (11'1")

Dining Room - 4.79m (15'9") max into bay  
x 4.22m (13'10")

Kitchen/Breakfast Room -  
7.44m (24'5") max x 2.82m (9'3") max

Utility Area - 1.81m (5'11") x 1.80m (5'11")

### Side Access

Bedroom 1 - 4.04m (13'3") x 3.75m (12'3")  
into wardrobes

Bedroom 2 - 4.62m (15'2") x 3.38m (11'1")

Bedroom 3 - 3.09m (10'2") x 2.45m (8'1")

Bathroom - 2.41m (7'11") x 1.96m (6'5")

### WC

### 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 January 2025

### Viewer's Note:

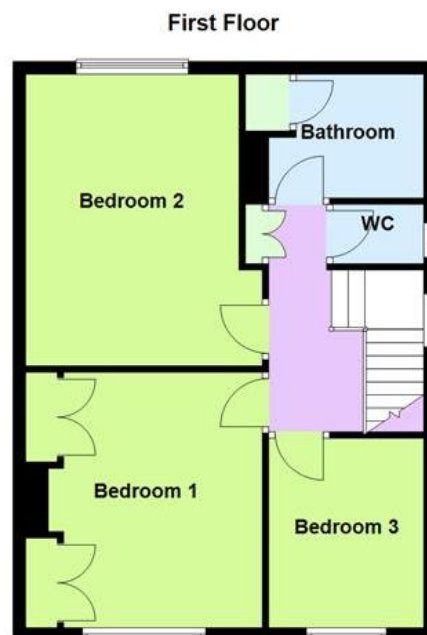
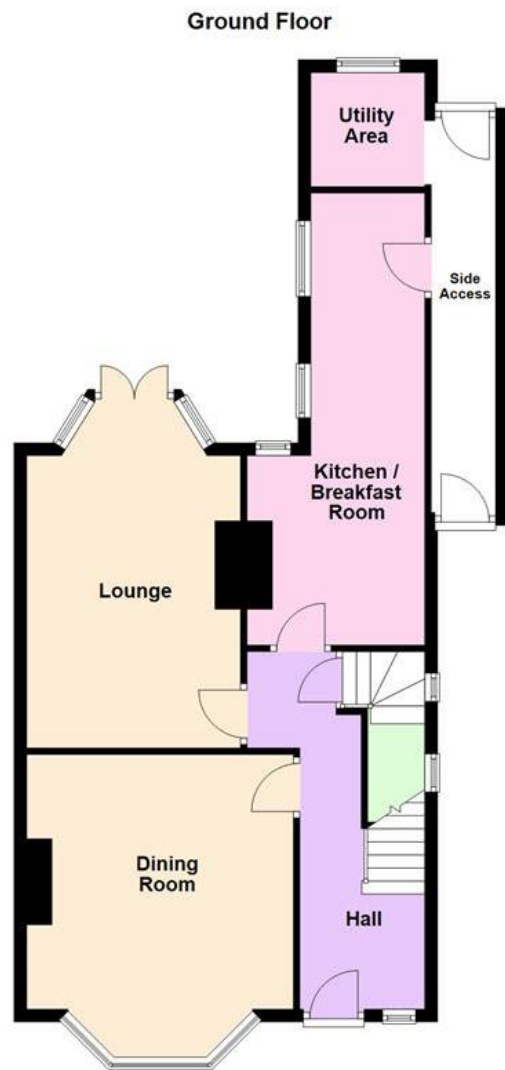
Services connected: Gas, Water, Electric & Drainage

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+) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

