



Mount Street,  
Walsall, WS1 3PJ

Offers in the Region Of £275,000



# Caldmore, Walsall

Offers in the Region Of £275,000

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Presented for sale with no onward chain, this attractive three-bedroom end of terrace house offers an excellent opportunity for families and professionals alike. Ideally located with excellent public transport links, access to reputable nearby schools, and a wealth of local amenities, this property provides the perfect blend of convenience and comfort.

On entering, you are welcomed by a hallway that provides access to the cellar - an excellent potential space for storage. The generous, light and airy lounge benefits from a bay window to the front, creating an inviting atmosphere for relaxation. Additionally, there is a spacious dining room, ideal for both everyday family meals and entertaining guests.

The sizeable kitchen / breakfast room is well-appointed with a comprehensive range of fitted units and features an integrated oven, microwave, and dishwasher. There is ample space for an American-style fridge / freezer, as well as a dedicated spot for a table, making it perfect for busy family breakfasts.

Upstairs, the house boasts three well-proportioned double bedrooms, offering versatile accommodation for a growing family. The property further benefits from a ground floor shower room with WC, basin, and shower cubicle, as well as a useful WC off the landing for added convenience.

Externally, the property enjoys a good-sized garden for outdoor enjoyment and a charming courtyard area.

This well-located home combines spacious interiors with a selection of desirable features, making it a must-see. Early viewing is highly recommended.







## Property Specification

### Hall

**Lounge** 4.16m (13'8") x 3.78m (12'5") plus bay

**Dining Room** 4.16m (13'8") x 3.74m (12'3")

**Kitchen / Breakfast Room**  
7.95m (26'1") x 2.98m (9'9") max

**Shower Room** 2.68m (8'9") max x 2.12m (6'11") max

**Cellar** 4.07m (13'4") x 3.65m (12'0")

### Landing

**Bedroom 1** 4.10m (13'5") x 3.74m (12'3")

**Bedroom 2** 4.16m (13'8") x 3.78m (12'5")

**Bedroom 3** 3.74m (12'3") x 3.60m (11'10")

**WC**

## Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	A
Tenure:	Freehold

## 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:

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(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

