



14 St. Ives Road,
Walsall, WS5 3EN

£450,000

Walsall

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Ground Floor:

The ground floor offers a welcoming entrance hall leading into a bright and spacious lounge that flows seamlessly into the dining area, creating an ideal space for relaxation and entertaining.

The well-appointed kitchen with underfloor heating sits at the heart of the home and connects to a useful utility room with access to a convenient guest WC.

An internal door leads into the integral garage, providing additional storage or potential for conversion, while the overall layout delivers excellent practicality for modern family living.

First Floor:

The first floor comprises four well-proportioned bedrooms arranged around a central landing, offering comfortable accommodation for families or guests. A contemporary family bathroom with underfloor heating serves the floor, positioned for easy access from all bedrooms.

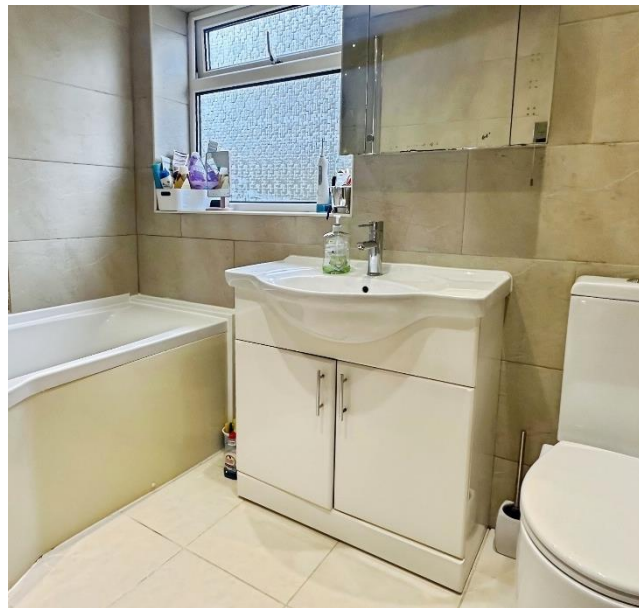
The layout ensures a balanced mix of privacy and shared space, making this level both functional and inviting.

Exterior:

The property benefits from a block-paved driveway to the fore, providing attractive and practical off-road parking and solar panels are installed to reduce electricity bills.

To the rear, a block-paved patio offers an ideal space for outdoor dining and relaxation, leading onto a generous rear garden enclosed by boundary fencing for privacy and security.





Property Specification

Entrance Porch

Hallway

Lounge - 12' 6" x 14' 1" (3.81m x 4.29m)

Dining Area - 9' 7" x 10' 5" (2.92m x 3.17m)

Kitchen - 10' 6" x 8' 4" (3.20m x 2.54m)

Utility Room - 7' 7" x 10' 2" (2.31m x 3.10m)

Downstairs WC

First Floor Landing

Bedroom One - 11' 4" x 13' 2" (3.45m x 4.01m)

Bedroom Two - 16' 0" x 10' 6" (4.87m x 3.20m)

Bedroom Three - 9' 1" x 11' 3" (2.77m x 3.43m)

Bedroom Four - 12' 4" x 7' 7" (3.76m x 2.31m)

Family Bathroom - 8' 5" x 5' 4" (2.56m x 1.62m)

Garage - 7' 7" x 14' 9" (2.31m x 4.49m)

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:

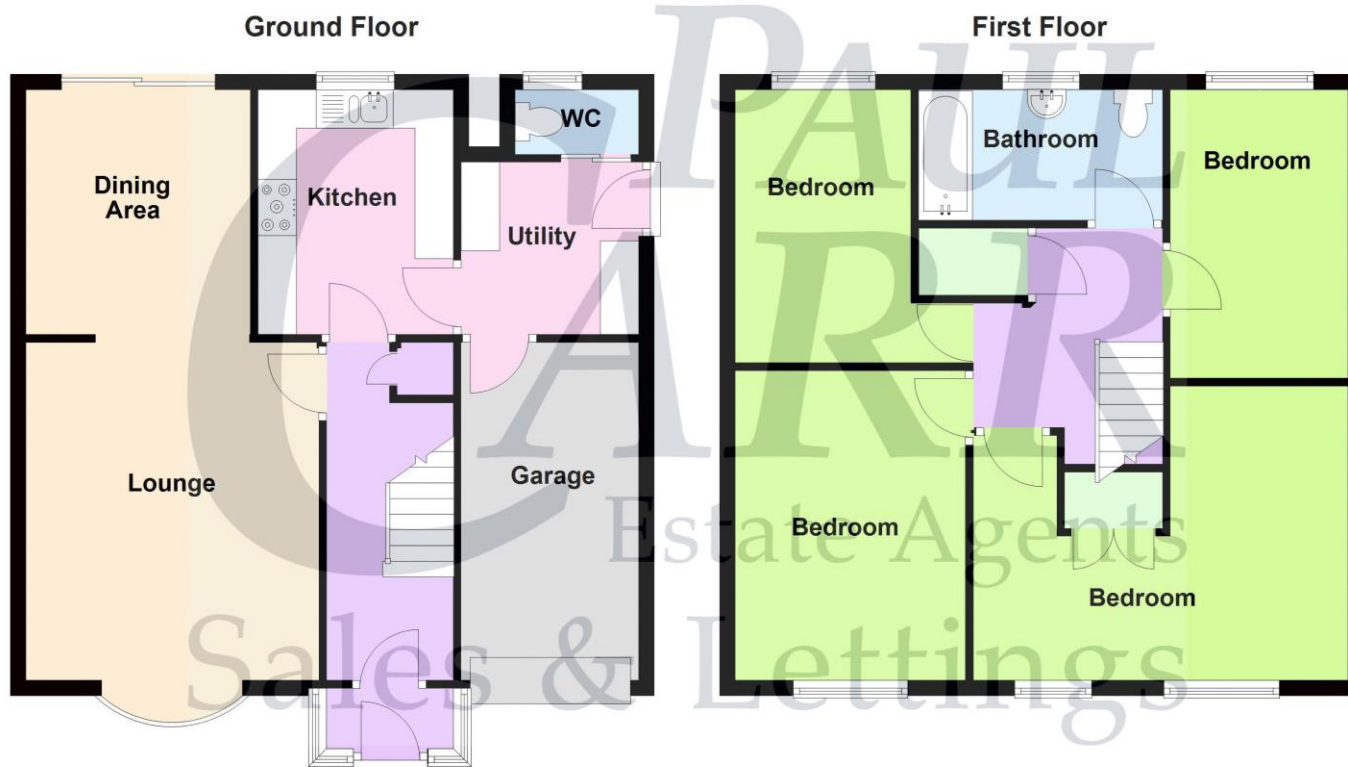
Services connected: Gas, Water, Electric & Drainage

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		94	
(81-91)	B			
(69-80)	C			
(55-68)	D	70		
(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

