

Road Map



Hybrid Map



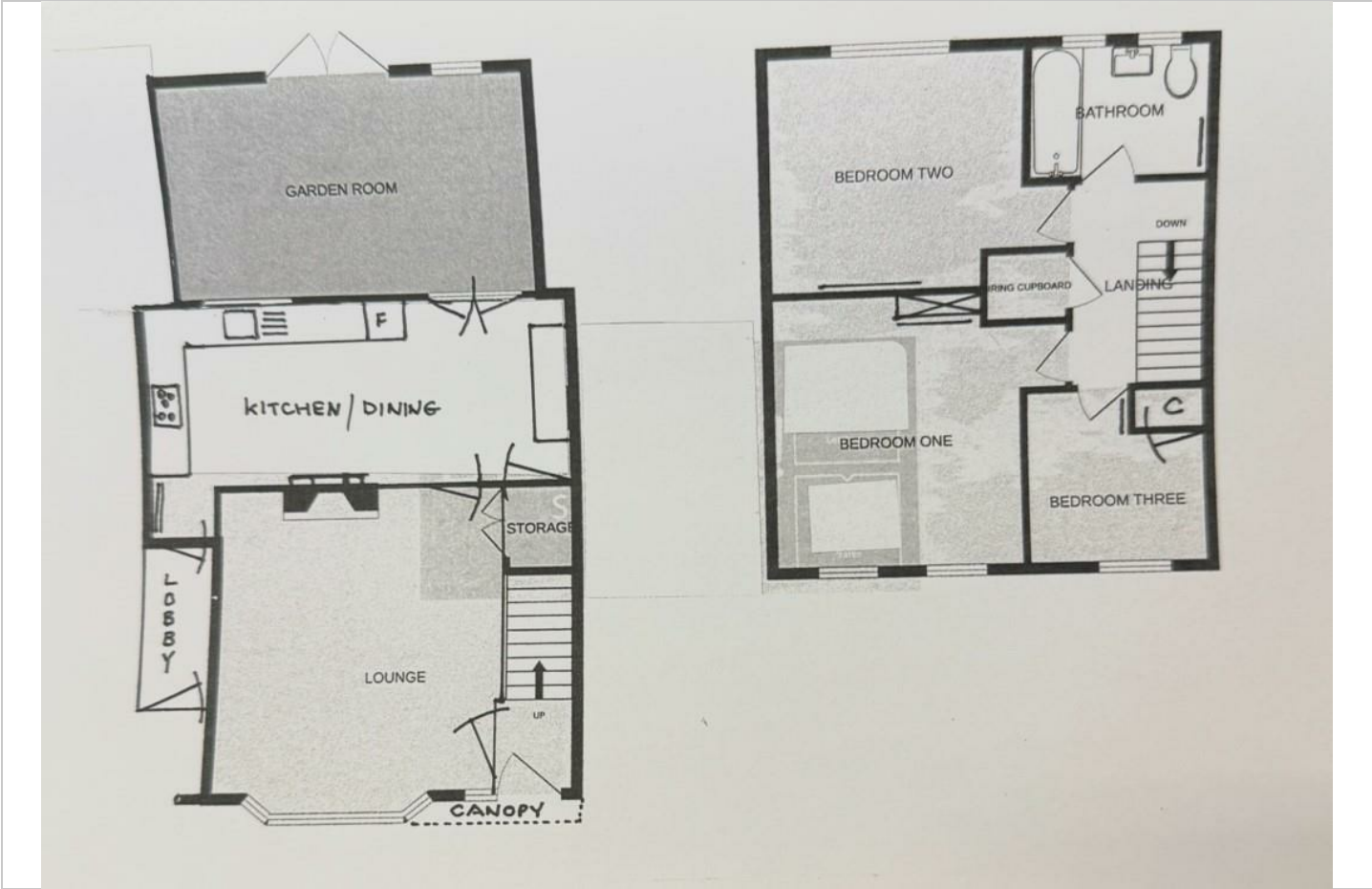
Terrain Map



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Floor Plan



52 Kelvin Road

Beechdale, Walsall WS2 7DR

Offers Over £200,000 Freehold

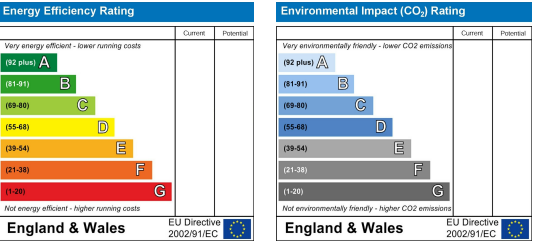


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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52 Kelvin Road

Beechdale, Walsall WS2 7DR

Offers Over £200,000 Freehold



DESCRIPTION

Nestled on the charming Kelvin Road in Walsall, this beautifully presented mid-terrace house offers a delightful blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for families or those seeking a welcoming home.

Upon entering, you are greeted by a canopy porch that leads into a spacious hallway, setting the tone for the rest of the house. The generous lounge is perfect for relaxation or entertaining guests, while the re-fitted kitchen and dining room create an inviting space for family meals. The extension includes a utility/sun room, which adds versatility and an abundance of natural light, making it an ideal spot for enjoying the garden views.

The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone. The family bathroom is partly tiled, offering both functionality and style.

Gas central heating and PVCu double glazing throughout the home provide warmth and energy efficiency, making it a comfortable retreat all year round. The well-maintained gardens offer a lovely outdoor space for children to play or for hosting summer gatherings.

Conveniently located, this home is within close proximity to all usual local amenities, making daily life easy and enjoyable. This property is a perfect opportunity for those looking to settle in a friendly neighbourhood with all the conveniences at hand. Don't miss the chance to make this lovely house your new home.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A TILED CANOPY PORCH

With PVCu double glazed entrance door opening into a ;-

COMPACT RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor and door into the;-

SPACIOUS FRONT LOUNGE measuring

13'10" x 12'5" (4.22m x 3.8m)

The focal point of which is provided by an attractive chimney breast wall with timber over mantle, raised quarry tiled hearth and inset wood burning stove. There is also a single panel radiator with thermostatic valve and walk in bay window having a PVCu double glazed frame overlooking the fore garden. A door leads to the;-

FULL WIDTH REAR DINING KITCHEN measuring

19'8" x 9'7" (6m x 2.93m)

The kitchen area being comprehensively equipped in a range of farmhouse style tongue and groove effect cream coloured base and wall units with butchers block real Oak work surfaces, incorporating a deep glazed sink with antique style mixer tap, a Zanussi five ring gas hob with extractor hood over, a Beko full sized dishwasher, a Belling electric eye level double oven, ceramic tiling to splash back areas, built in fridge/freezer, double panel radiator with thermostatic valve, timber effect flooring and further door leads to a;-

SMALL LOBBY

Providing additional front entrance. PVCu double glazed French doors lead into the;-

EXTENDED UTILITY/SUN ROOM AREA measuring

19'0" x 5'6" (5.8m x 1.7m)

Having a double panel radiator with thermostatic valve, plumbing connections for washing machine and dishwasher, together with PVCu double glazed window to the rear and further French doors leading out onto the rear terrace.

ON THE FIRST FLOOR

A WELL LIT CENTRAL LANDING AREA

With access panel to the loft space, built in former airing cupboard housing the combination central heating boiler and doors radiating to the following;-

FRONT BEDROOM ONE measuring

14'1" x 10'7" min (4.3m x 3.25m min)

Having two PVCu double glazed windows to the front aspect and a single panel radiator with thermostatic valve.

REAR BEDROOM TWO measuring

9'10" x 11'1" min (3m x 3.4m min)

Having a single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

FRONT BEDROOM THREE measuring

8'8" x 8'2" (2.65m x 2.5m)

Having a PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve and built in single wardrobe.

PART TILED FAMILY BATHROOM/WC

Having a modern white suite comprised of panelled bath, with gravity feed shower and concertina style glazed screen, pedestal wash hand basin, low level WC, single panel radiator with thermostatic valve and two PVCu double glazed windows to the rear aspect.



OUTSIDE

An enclosed lawned fore garden together with pedestrian approach and there is a fully enclosed mature rear garden comprised of paved patio, level lawn, well stocked borders and ample space for garden sheds and stores.

GENERAL INFORMATION

TENURE: It is assumed that the subject property is Freehold.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax A.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items details in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

