



Dartmouth Avenue
Walsall, WS3 1SP

Offers in Excess of £310,000

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Ground Floor The welcoming hallway features a ceiling light point, radiator, understairs storage cupboard and stairs rising to the first floor landing, with doors leading to the principal ground floor rooms. The spacious lounge is positioned to the front, enjoying a double glazed window, ceiling light point, radiator and a gas fireplace as a focal point, with double glazed French style doors opening out to the garden. The dining room offers a ceiling light point, radiator, double glazed window to the utility area, a useful storage cupboard/pantry and an opening through to the kitchen. The kitchen is fitted with a range of wall and base cupboard units, complemented by downlighters, a Velux window and a double glazed window to the rear. There is a stainless steel sink with drainer and mixer tap, integrated four ring electric hob, oven, grill and fridge, along with a door leading to the utility. The utility room provides additional wall and base units, plumbing for a washer and dryer, space for a freezer, two ceiling light points, two skylights, a door to the garden, access to the garage and a further door to the guest WC, which is fitted with a vanity wash hand basin, low flush WC, ceiling light point and a cupboard housing the boiler. **First Floor** The first floor landing benefits from a loft hatch with ladder, ceiling light point and an obscure double glazed window to the side elevation, with doors leading to all rooms. Bedroom one is positioned to the front and includes a double glazed window, fitted wardrobes, radiator and ceiling light point. Bedrooms two and three both overlook the rear, each offering double glazed windows, ceiling light points and radiators, with bedroom three also featuring fitted wardrobes. The bathroom comprises an obscure double glazed window to the rear, corner shower cubicle with shower over, bath, wash hand basin, radiator, ceiling light point and extractor fan, while a separate WC provides a low flush WC, obscure double glazed side window and ceiling light point. **Exterior** To the front, a block paved driveway provides off-road parking and leads to the garage, which is equipped with a ceiling light point and an up and over door, bordered by a boundary wall with front garden space and hedging. The rear garden is well maintained and features a decked seating area, established shrubbery along the boundary fencing, and an additional gated and slabbed patio area to the side, creating a pleasant and private outdoor setting.





Property Specification

EXTENDED SEMI DETACHED PROPERTY
SPACIOUS LOUNGE
SEPARATE DINING ROOM
MODERN KITCHEN
THREE DOUBLE BEDROOMS

Entrance Hallway

Lounge 19' 2" x 11' 9" (5.84m x 3.58m)

Dining Room 11' 5" x 8' 3" (3.48m x 2.51m)

Kitchen 12' 4" x 5' 9" (3.76m x 1.75m)

Utility room 12' 4" x 7' 5" (3.76m x 2.26m)

Guest WC 2' 8" x 4' 9" (0.81m x 1.45m)

Garage 10' 5" x 8' 1" (3.17m x 2.46m)

First Floor Landing

Bedroom One 11' 2" x 13' 3" (3.40m x 4.04m)

Bedroom Two 11' 8" x 9' 4" (3.55m x 2.84m)

Bedroom Three 10' 5" x 8' 6" (3.17m x 2.59m)

Family Bathroom 7' 0" x 5' 3" (2.13m x 1.60m)

WC 5' 5" x 2' 6" (1.65m x 0.76m)

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: 27th February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

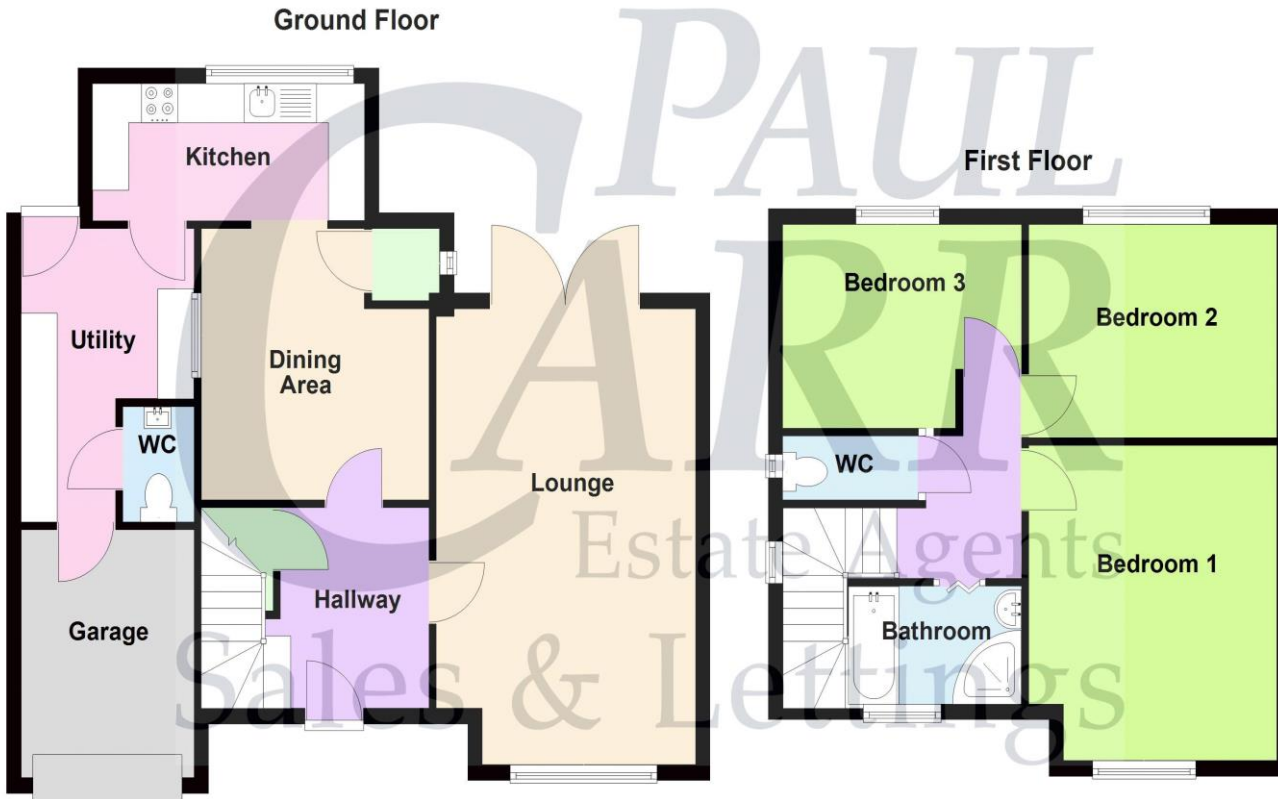
Services connected: All Services

Council tax band: B

Tenure: Freehold

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

