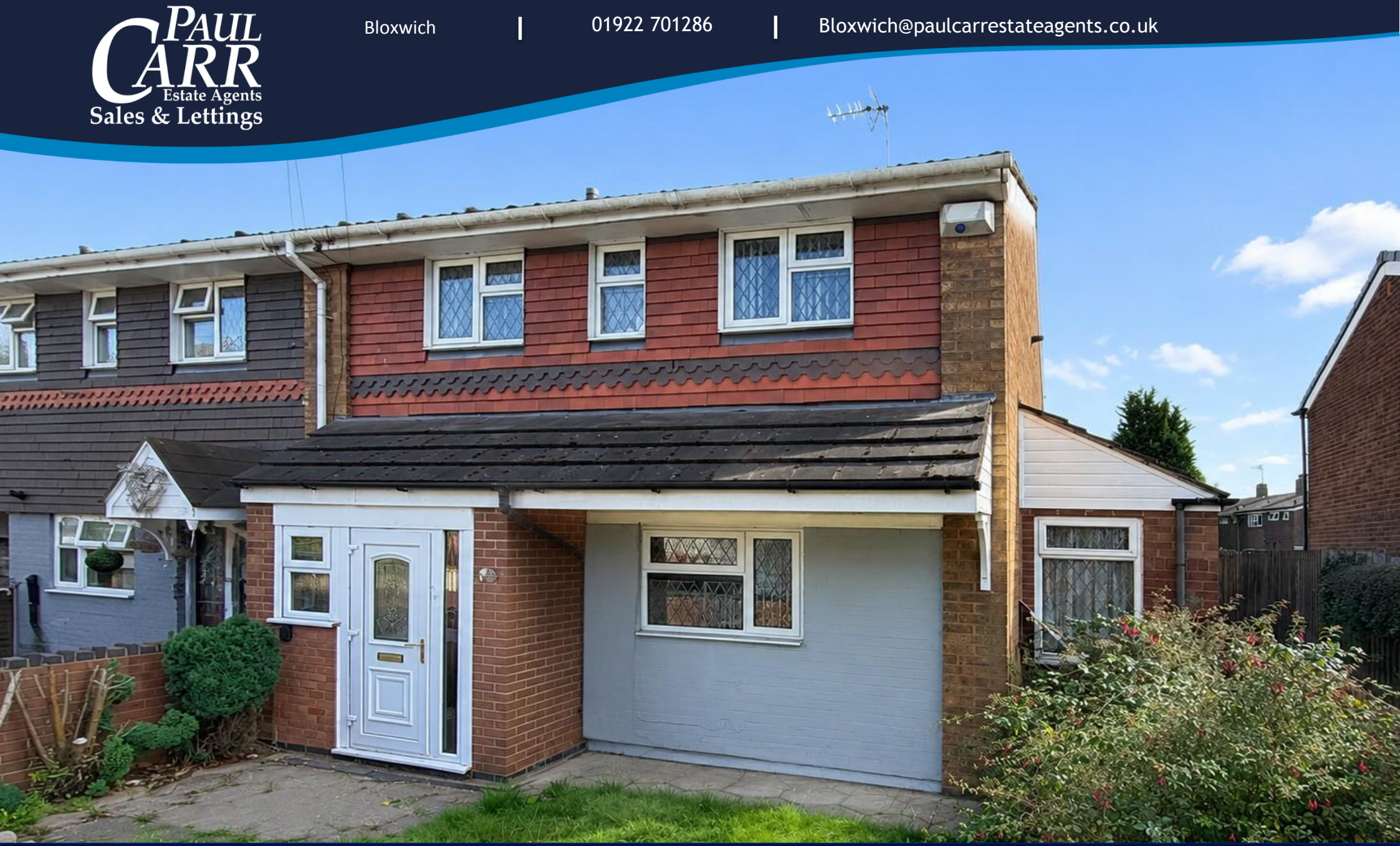
PAUL CARR Estate Agents Sales & Lettings

Bloxwich | 01922 701286 | Bloxwich@paulcarrestateagents.co.uk



Jenner Road
Walsall, WS2 7LW

Offers in the Region Of £180,000



Walsall

Offers in the Region Of £180,000

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Jenner Road, Beechdale, Walsall A Home of Exceptional Potential An exciting opportunity to transform this substantial three-bedroom property into an impressive contemporary family home, offering generous accommodation, two spacious reception rooms, a versatile workshop, an enclosed rear garden and a separate garage. Occupying an established residential position on Jenner Road in Beechdale, the property requires a comprehensive programme of refurbishment and presents an increasingly rare opportunity for purchasers to create a home entirely around their own tastes and lifestyle. With approximately 1,276 sq. ft. of overall accommodation and ancillary space, including the garage, the house offers excellent proportions and considerable flexibility throughout. Whether retained in its current arrangement or thoughtfully reconfigured, the property provides the foundations for a truly impressive family residence. The Ground Floor A useful entrance porch opens into the first of two substantial reception rooms. Generously proportioned and filled with potential, this welcoming space would make an excellent principal lounge, with ample room for comfortable seating and family entertaining. The second reception room provides equally versatile accommodation and could be transformed into a formal dining room, family room, home office or additional sitting room, depending upon the requirements of its new owners. Positioned centrally between the two reception rooms, the kitchen offers an excellent opportunity for complete redesign. A carefully planned contemporary kitchen could maximise the available space, while purchasers may also wish to investigate the potential for creating a more open-plan kitchen, dining and family environment, subject to the necessary permissions and professional advice. A rear porch provides access to the garden, while an adjoining workshop delivers valuable storage and practical working space. This area may offer further conversion potential or scope to be incorporated into the main accommodation, subject to all necessary consents. The First Floor The first-floor landing leads to three well-proportioned bedrooms and the shower room. The principal bedroom is a particularly generous double room with excellent space for freestanding or fitted furniture. The second bedroom is another comfortable double, while the third bedroom would make an ideal child's room, guest bedroom, nursery or dedicated home office. Completing the first floor is the shower room, which offers the opportunity to create a stylish modern bathroom finished entirely to the purchaser's preferred specification. Gardens and Garage The property is approached through its front garden, while to the rear is a good-sized enclosed garden offering considerable scope for landscaping. With thoughtful planning, the garden could be transformed into an attractive outdoor extension of the home, incorporating a lawn, contemporary paved seating area, planted borders and space for outdoor dining and entertaining. A separate garage is positioned beyond the rear garden and provides secure parking, workshop space or valuable additional storage, with access available from the rear.





















Property Specification

Spacious three-bedroom family home
Excellent refurbishment and modernisation opportunity
Approximately 1,276 sq. ft. including the garage
Two generously proportioned reception rooms
Three well-sized bedrooms, including two doubles

Entrance Porch

Reception One 16' 2" x 10' 0" (4.92m x 3.05m)

Reception Two 14' 3" x 12' 8" (4.34m x 3.86m)

Kitchen 12' 6" x 4' 8" (3.81m x 1.42m)

Rear Porch

Side Workshop / Store 18' 9" x 4' 4" (5.71m x 1.32m)

First Floor Landing

Bedroom One 12' 8" x 10' 8" (3.86m x 3.25m)

Bedroom Two 11' 2" x 8' 5" (3.40m x 2.56m)

Bedroom Three 10' 1" x 7' 3" (3.07m x 2.21m)

Shower Room 8' 5" x 6' 7" (2.56m x 2.01m)

Outside

Front Garden

Rear Garden

Rear Garage 16' 2" x 8' 2" (4.92m x 2.49m)

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:

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:

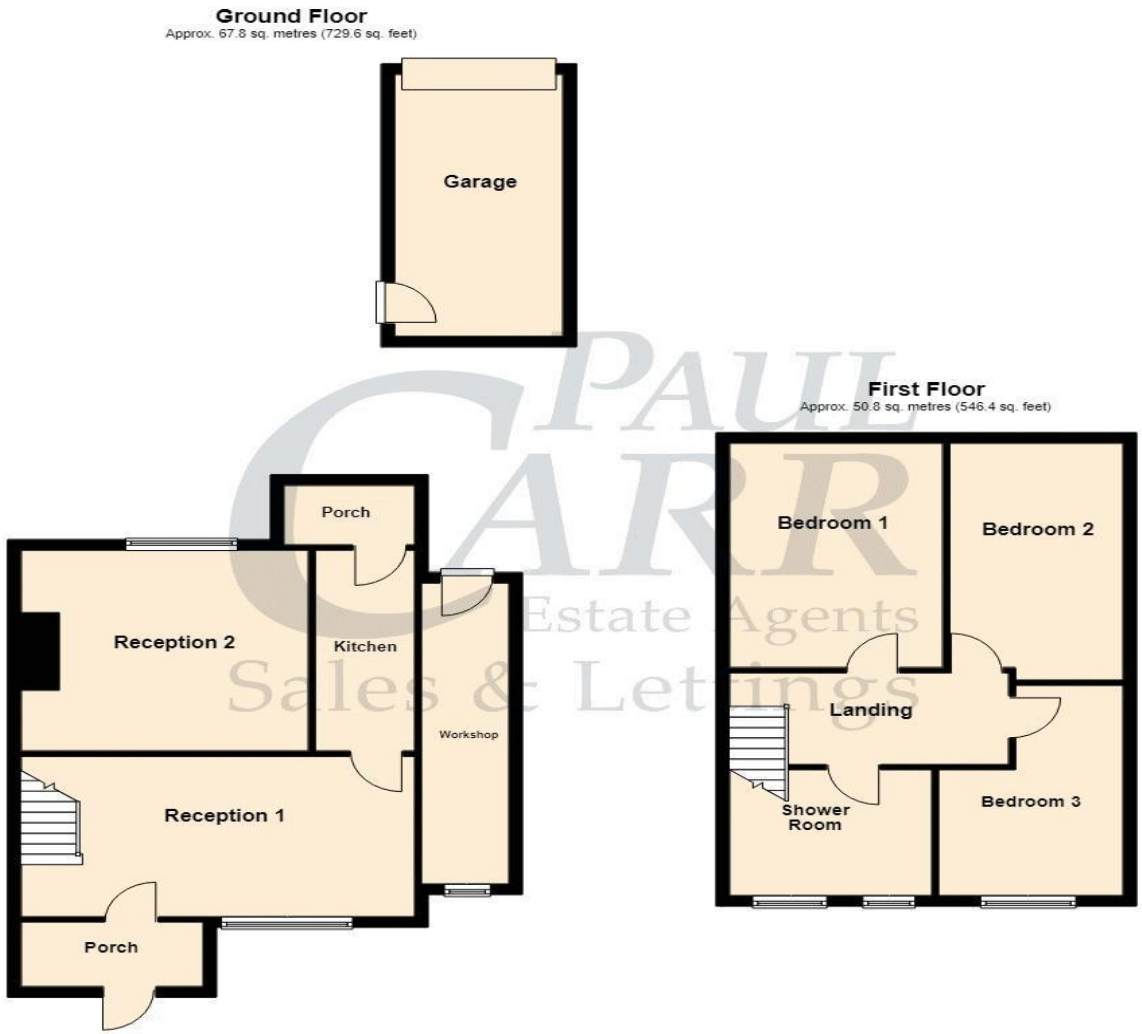
Services connected: Gas / Electric / Water / Drains

Council tax band: A

Tenure: Freehold

Floor Plan

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

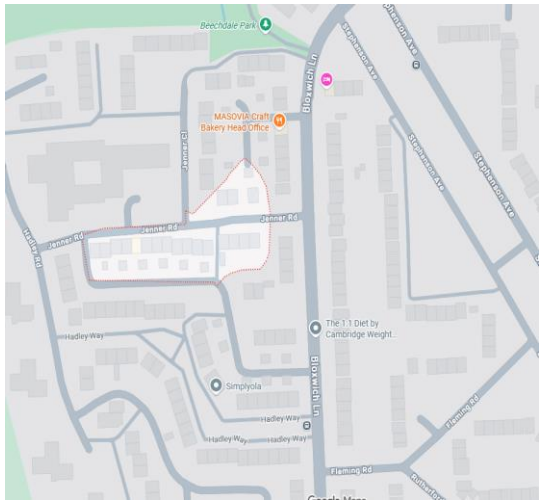


Total area: approx. 118.5 sq. metres (1276.0 sq. feet)

Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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OnTheMarket.com

rightmove.co.uk The UK's number one property website

The Property Ombudsman