



**Connells**

Buchanan Avenue  
WALSALL



### Property Description

Only with an internal inspection can you truly appreciate this spacious five bedroom family residence boasting many original features throughout. This well presented property is situated in one of Walsall's most prestigious locations close to well regarded schools, Walsall Arboretum and briefly comprises of open plan lounge/diner, fitted breakfast kitchen, utility room, cloakroom w.c, en-suite to master bedroom, family bathroom, separate w.c, outbuilding, garage and rear garden.

### Access Via

A front door opening into:

### Entrance Hall

Having a window to the front, radiator, stairs rising to first floor and doors to:

### Cloakroom W.C

Having windows to the front and side, low level w.c, radiator and period style sink and taps.

### Lounge/ Dining Room

33' 7" x 14' 1" ( 10.24m x 4.29m )

Having bay window to the front, window and doors to rear garden, period style radiator, feature fire place, gas fire, surround sound speakers and radiator.

### Kitchen Breakfast Room

35' 6" max x 11' 4" ( 10.82m max x 3.45m )

Having double glazed windows to rear and side, skylight, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, basin sink, Falcon cooker, integrated appliances including dish washer, wine fridge, fridge/freezer, breakfast island, ceiling speaker and two radiators.

### Utility Room

3' 7" x 9' 7" ( 1.09m x 2.92m )

Having a window to the side, stainless steel sink, wall and base units and work tops over, plumbing for washing machine, radiator and boiler.

### First Floor

### Landing

Having a window to the side, radiator, storage cupboards (one housing hot water tank) and doors to:

### Bedroom One

18' 6" x 12' 4" ( 5.64m x 3.76m )

Having double glazed bay windows to the front, fitted wardrobes, feature fire place, ceiling speaker, radiator and door to:

### En-Suite

Having a port hole window to the side, double glazed window to the front, two wash hand basins, low level w.c, bath with shower, shower cubicle, radiator, heated towel rail, ceiling speaker and complementary tiling.

### Bedroom Two

14' 2" x 12' 9" ( 4.32m x 3.89m )

Having a window to the rear, radiator, two fitted storage cupboards and feature fire place.

### Bedroom Three

Having a double glazed window to the rear and side, feature fire place, fitted storage cupboard and radiator.

### Family Bathroom

Having a window to the side, free standing roll top bath, wash hand basin, heated towel rail and complementary tiling.

### Separate W.C

Having a window to the side, wash hand basin, low level w.c and complementary tiling.

### Second Floor

#### Landing

Having a window to the side, two storage cupboards (one housing cold water tank) and doors to:

### Bedroom Four

12' 11" x 15' 2" ( 3.94m x 4.62m )

Having double glazed double doors to balcony, feature fire place, storage cupboard, radiator.

### Bedroom Five

13' x 14' 2" ( 3.96m x 4.32m )

Having a window to the rear, radiator, feature fire place, speakers in ceiling.

### Cellar

### Outbuilding

16' 1" x 18' 1" ( 4.90m x 5.51m )

Outbuilding/ Office Space/ Additional Double Garage;

Having double glazed sliding doors and lighting.

### Outside

To the rear of the property is a split level garden with slabbed patio area, lawns, brick walls, gate access, shed, cold water tap and lighting.

### Front Single Garage

17' 1" x 8' 11" ( 5.21m x 2.72m )

Having wooden doors to front.









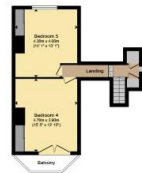
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 296.7 m<sup>2</sup> (3,194 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318398](http://connells.co.uk/Property/WSL318398)**



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