

Lovett & Co.  
estate agents

Yorkshire Grove  
Walsall



Lovett&Co are delighted to offer this exceptional three-bedroom detached home offers stylish and spacious accommodation throughout, finished to an outstanding standard and ready for immediate occupation.

Boasting tasteful décor, generous room proportions and an abundance of natural light, the property is perfectly suited to first-time buyers, growing families, downsizers and investors alike.

Conveniently positioned within easy reach of a wide range of local amenities and just a short drive from Walsall town centre, the property also enjoys access to nearby nature reserves and scenic walking routes, providing the perfect balance of convenience and outdoor living.

The accommodation briefly comprises a welcoming entrance hall, a beautifully appointed dual-aspect living room, a stunning contemporary kitchen/diner and a guest WC. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a modern family bathroom. Externally, the property benefits from an attractive lawned frontage, ample driveway parking and a charming low-maintenance rear garden.

#### Entrance Hall

A welcoming entrance hall entered via a front-facing composite entrance door, 1 staircase rising to the first-floor accommodation.

#### Living Room

A beautifully presented dual-aspect living room flooded with natural light from a front-facing UPVC double-glazed bay window and rear-facing French doors opening onto the garden. Feature electric fireplace, two radiators, creating a stylish and inviting living space.





#### Kitchen/Diner

A truly impressive dual-aspect kitchen/diner, thoughtfully designed with a contemporary range of matching base and wall units complemented by work surfaces and tiled splashbacks and integrated appliances. The room enjoys windows to both the front and rear elevations, a rear access door to the garden.

#### Guest WC

Fitted with a low-level WC and wash hand basin, together with a radiator, front-facing UPVC double-glazed window.

#### First Floor Landing

Providing access to all first-floor accommodation.

#### Master Bedroom

A spacious principal bedroom enjoying two front-facing UPVC double-glazed windows, large wardrobe included, radiator and door leads through to the en-suite shower room.

#### En-Suite Shower Room

Fitted with a contemporary white suite comprising a low-level WC, wash hand basin and shower enclosure. Finished with fully tiled walls, radiator and front-facing UPVC double-glazed window.

#### Bedroom Two

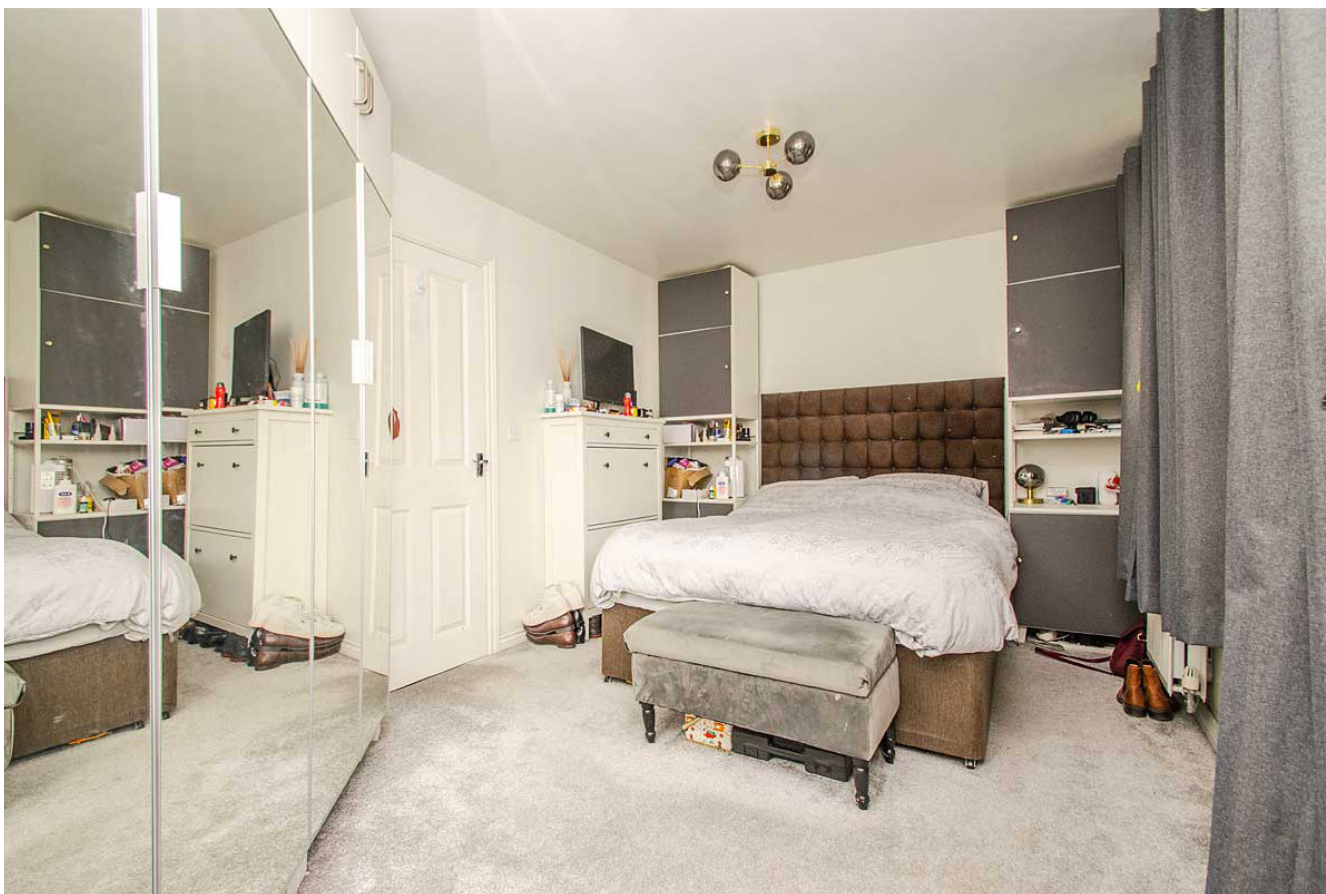
A generous second double bedroom featuring a storage area, radiator, front-facing UPVC double-glazed window.

#### Bedroom Three

A well-proportioned third bedroom with rear-facing UPVC double-glazed window, radiator, loft access.

#### Family Bathroom

Fitted with a white suite comprising a low-level WC, pedestal wash hand basin and panelled bath. The room also benefits from partially tiled walls, radiator and rear-facing UPVC double-glazed window.





**Outside**

The property enjoys an attractive lawned frontage with a generous tarmac driveway providing ample off-road parking. To the rear is a beautifully maintained, low-maintenance garden offering a private and relaxing outdoor space ideal for entertaining, dining or simply enjoying the warmer months.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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

