



Blay Avenue,  
Walsall, WS2 9UX

Offers in the Region Of £300,000



# Walsall

## Offers in the Region Of £300,000

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Paul Carr Estate Agents are pleased to offer for sale this extended end terraced house, enviably situated with excellent access to public transport links, schools, and a wealth of local amenities.

This impressive property offers a stylish and spacious interiors, complimented by a host of desirable features and the benefit of no onward chain.

The accommodation features two generous reception rooms. The light and airy lounge, enhanced by a striking bay window to the front, offers an inviting space for relaxing, while the separate dining room, with double doors leading to the well-appointed kitchen, creates a wonderful setting for family meals and entertaining.

The kitchen itself boasts a range of fitted units, space for a range-style cooker, integrated dishwasher and fridge freezer, and convenient access to a utility room.

Upstairs, the main bedroom is a true retreat, featuring a double bed space, en-suite shower room, and a useful dressing room. The second double bedroom offers a built-in storage cupboard, while the third bedroom, a single, is ideal for children or as a guest bedroom.

The main bathroom is finished with a fresh white suite comprising a WC, stylish wash basin, and bath. Practicality is further enhanced by a study / storage area off the landing, as well as an additional study or hobby room accessed via the utility.

Externally, the property offers a low maintenance garden, a generous double garage, and driveway parking to the front - ideal for busy families or those requiring extra storage.

This is an outstanding home combining size, versatility, and a highly convenient location. Early viewing is strongly recommended.







<i>Property Specification</i>	
Lounge	4.76m (15'8") x 3.63m (11'11") max
Dining Room	4.63m (15'2") x 2.72m (8'11")
Kitchen	3.63m (11'11") x 2.94m (9'8")
Utility	
Study / Hobby Room	2.75m (9') x 1.83m (6')
WC	
Double Garage	6.21m (20'5") max x 4.70m (15'5") max
Bedroom 1	4.48m (14'8") x 3.01m (9'11")
En-suite & Dressing Room	
Bedroom 2	3.80m (12'6") max x 3.72m (12'3") max
Bedroom 3	2.72m (8'11") max x 2.72m (8'11") max
Bathroom	2.72m (8'11") max x 1.70m (5'7") max
Study / Storage	



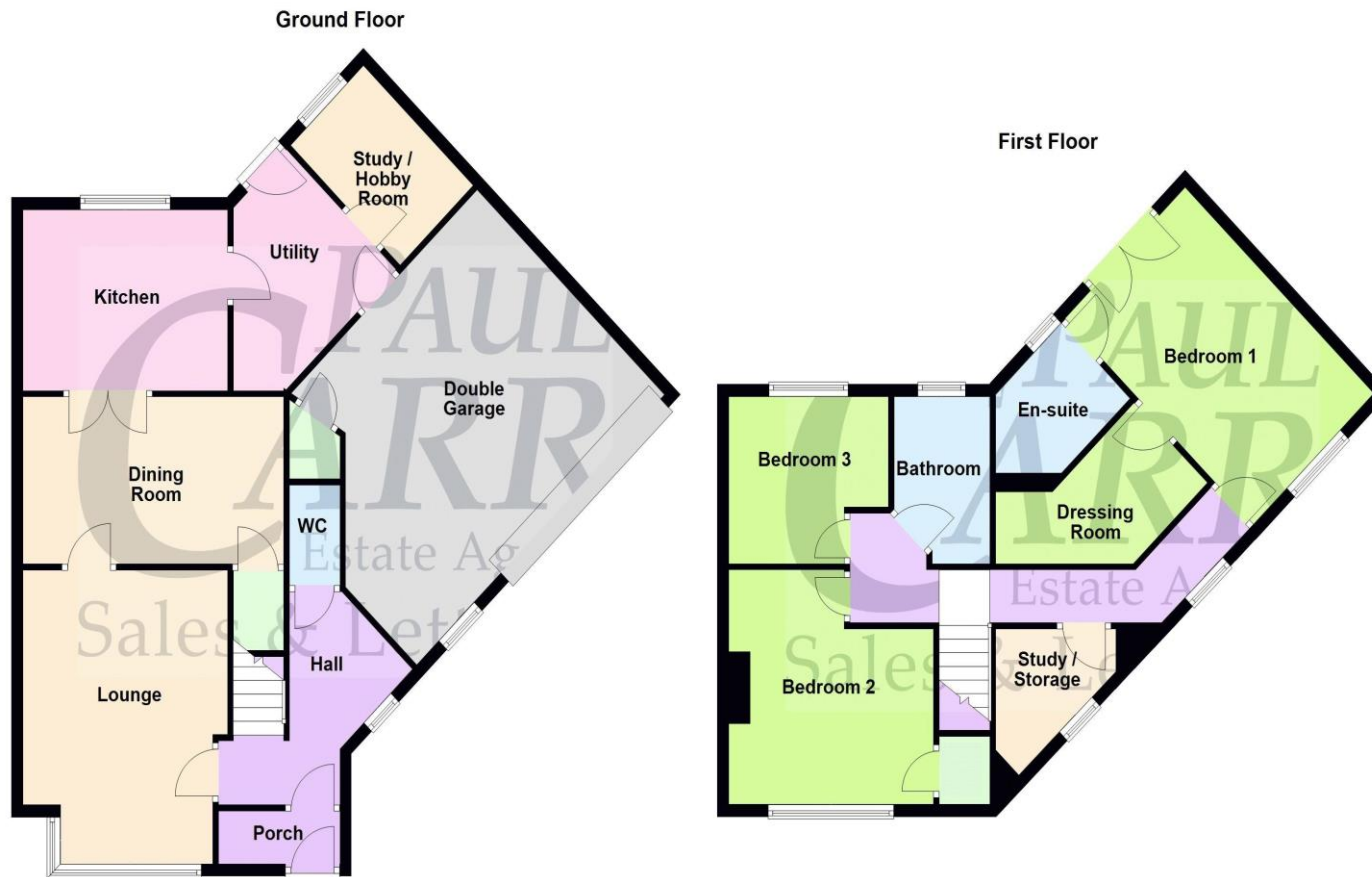
<i>Viewer's Note</i>	
Services connected:	Gas, electricity, water and drainage.
Council tax band:	A
Tenure:	Freehold



<i>Agent's Note</i>	
<p>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. Whilst we are not aware of any mineshafts within the boundaries of the property, we have been advised there is a mineshaft within 20 meters of the property and it is advisable to seek further clarification from your advisor / lender if seeking a mortgage.</p>	

# 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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

