



49 The Crescent,
Walsall, WS1 2DA

Offers in the Region Of £260,000

Walsall

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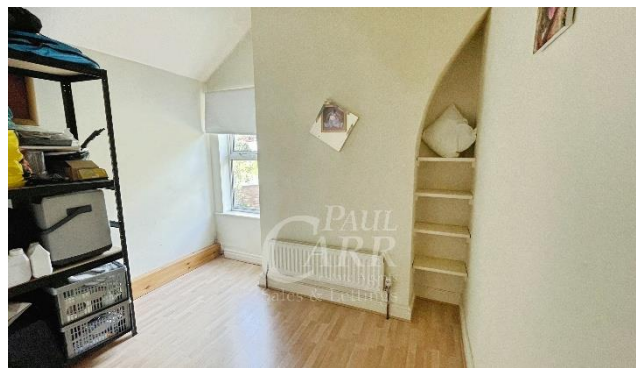
This three-bedroom terraced house is offered for sale in a popular Walsall area and represents an ideal first-time purchase. The property benefits from off-road parking and is available with no upward chain.

Accommodation includes two reception rooms. The first reception features wood floors and a fireplace, providing a defined living space, while the second reception room benefits from large windows that enhance natural light. The ground also benefits from a fitted kitchen and a useful utility room. There is one bathroom, fitted with a bath with shower over. The layout further includes a single bedroom and two double bedrooms, offering flexibility for families, guests or home working.

The location provides convenient access to nearby schools and local amenities. Walsall town centre is within easy reach, offering a range of shops, supermarkets, cafés and everyday services. The Arboretum, one of Walsall's key green spaces, is also accessible for leisure, walking and outdoor activities. Public transport connections are good, with Walsall railway station offering services to Birmingham New Street in around 20-25 minutes, as well as routes towards Wolverhampton and Rugeley. Local bus services provide further links across the borough and into surrounding areas, while road users benefit from straightforward access to the A34, A454 and the wider West Midlands road network.

Overall, this three-bedroom terraced house for sale combines practical accommodation with off-road parking and a convenient Walsall location close to schools and amenities, making it a suitable option for first-time buyers.





Property Specification

Reception Hallway

Dining Room - 15' 9" max x 10' 3" max
(4.80m max x 3.12m max)

Lounge - 13' 7" x 13' 3"
(4.14m x 4.04m)

Downstairs WC

Kitchen - 12' 6" x 8' 8"
(3.81m x 2.64m)

Utility - 8' 2" max x 6' 7" max
(2.49m x 2.01m)

Bedroom One - 13' 7" x 13' 2"
(4.14m x 4.01m)

Bedroom Two - 13' 1" x 10' 7"
(3.98m x 3.22m)

Bedroom Three - 9' 9" max x 9' 0" max
(2.97m x 2.74m)

Family Bathroom

Pleasant Rear Garden

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: 15th April 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: Gas, water, electric & drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

