



St. Andrews Avenue, Walsall

In Excess of £215,000

 **NEWTON FALLOWELL**

St. Andrews Avenue

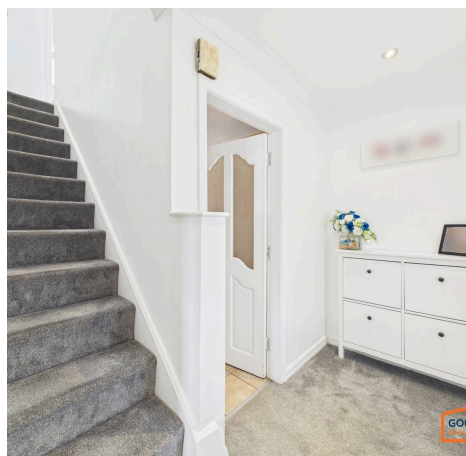
Walsall

Council Tax band: B

Tenure: Freehold

EPC rating: D

- Popular location
- Three bedroom family home
- Large lounge
- Kitchen and separate Utility
- Landscaped rear garden
- Driveway
- Family bathroom and separate W.C.
- Close to local amenities
- Good local schools





Lounge

Spacious lounge having bow window to the front and patio doors at the rear leading to the conservatory.

Conservatory

Large conservatory with French doors leading into the rear garden, the perfect space to relax in.

Kitchen

Having matching wall and base units with contrasting work tops splash backs and integrated appliances.

Utility / Storage area

Brick built outbuilding providing storage and having power and plumbing for a washing machine and dryer.

Bedroom one

Master bedroom positioned at the front of the property benefitting from built in storage cupboard.

Bedroom two

Double bedroom positioned at the front of the property benefitting from built in storage cupboard.

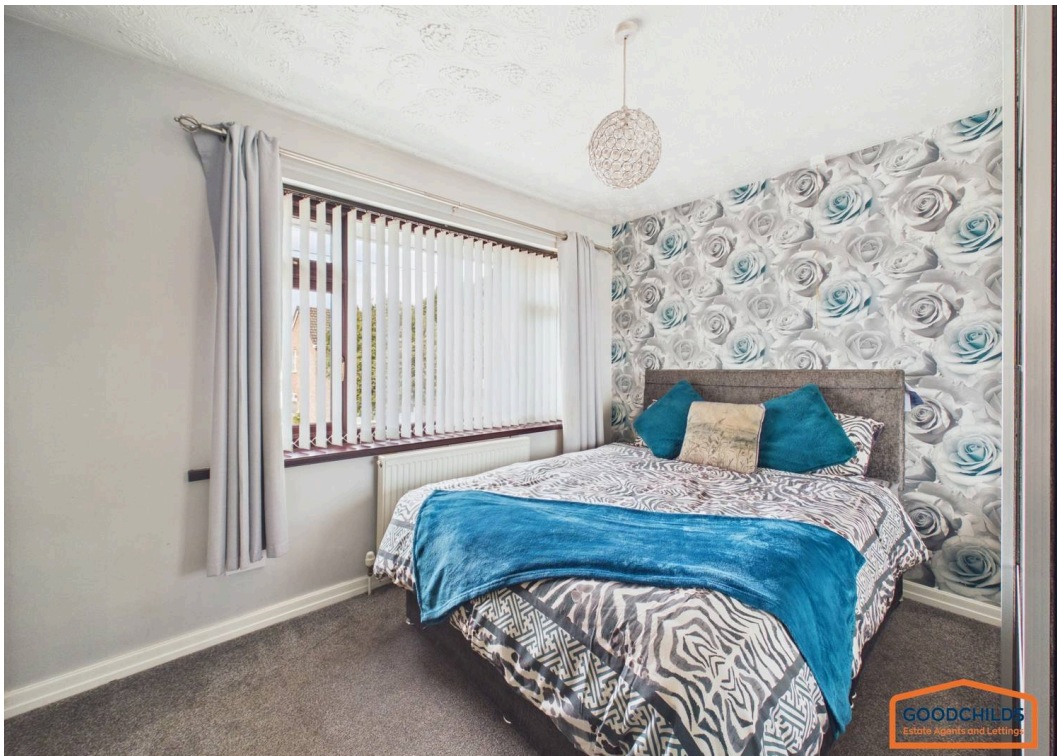
Bedroom three

Single bedroom positioned at the rear of the property overlooking the garden.

Bathroom / W.C

Partially tiled bathroom having basin, bath and separate shower cubicle with mains rainfall shower. The toilet is separate to the main bathroom.







Approximate total area⁽¹⁾
80.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
88.1 m²

(1) Excluding balconies and terraces

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