

for sale

£250,000 Freehold



Kenilworth Crescent Walsall WS2 7RE

A well-presented THREE BEDROOM DETACHED home, ideally positioned within a popular residential area, offering spacious and versatile accommodation including a bright conservatory, en-suite to principal bedroom, detached garage and generous low-maintenance rear garden.

Kenilworth Crescent Walsall WS2 7RE

Hall

welcoming entrance hall leading to all ground floor accommodation and stairs to first floor.

Wc

Comprising a low flush toilet, wash hand basin and central heating radiator.

Kitchen

12' x 8' 9" (3.66m x 2.67m)

Having a range of wall and base units with work surfaces, tiled flooring and walls, space for kitchen appliances and double-glazed window to front aspect.

Living Room

12' 2" x 14' 11" (3.71m x 4.55m)

Having feature fireplace, central heating radiator and double sliding doors to conservatory.

Conservatory

9' 5" x 10' 8" (2.87m x 3.25m)

Currently used as dining room, additional storage space and access to rear garden.

Landing

giving access to all bedrooms and family shower room.

Bedroom One

10' 9" x 9' 5" (3.28m x 2.87m)

Master bedroom having double-glazed window to front aspect, built-in wardrobes and en-suite shower room.

En-Suite

5' 3" x 5' 2" (1.60m x 1.57m)

Comprising a shower cubicle, vanity unit with wash hand basin, low flush toilet and obscure window to side aspect.

Bedroom Two

7' x 8' 7" (2.13m x 2.62m)

second double bedroom having double-glazed window to rear aspect and central heating radiator.

Bedroom Three

9' 6" x 6' (2.90m x 1.83m)

well-sized third bedroom with double-glazed window to rear and central heating radiator.



Shower Room

6' 3" x 5' 7" (1.91m x 1.70m)

Comprising a shower cubicle, vanity unit with wash hand basin and low flush toilet.

Garage

16' 9" x 8' 4" (5.11m x 2.54m)

well-sized garage with extra storage space and access to rear garden.

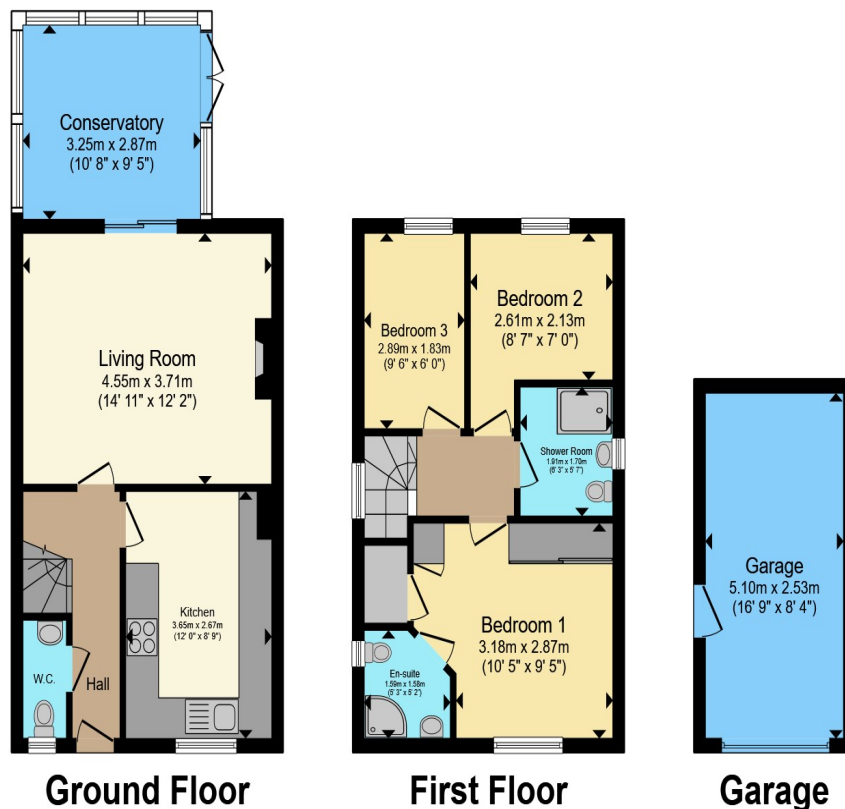
Rear Garden

Generously sized, low-maintenance rear garden predominantly laid to a spacious paved patio, fully enclosed by timer fencing.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.





Total floor area 90.8 m² (977 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

**Paul
Dubberley**

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14 New Road
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Property Ref: PWI104574 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104574



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