



The Crescent | Walsall | WS1 2BX

Guide Price £435,000

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Summary

**** SPACIOUS PERIOD DETACHED RESIDENCE ** SEPERATE MULTI USE ANNEXE ** FIVE DOUBLE BEDROOMS AND FAMILY BATHROOM IN MAIN PROPERTY SET OVER TWO FLOORS ** LIVING ROOM AND DINING AREA ** KITCHEN BREAKFAST SITTING ROOM ** SNUG ** DOWNSTAIRS WET ROOM WC ** UTILITY ROOM ** PRIVATE MATURE REAR GARDEN ** DRIVEWAY ** DESIRABLE AND CONVENIENT LOCATION CLOSE TO HIGHLY RATED SCHOOLS, SHOPS , AMENITIES AND TRANSPORT LINKS ****

Webbs estate agents are proud to introduce to the market this imposing period Detached Family sized residence, with huge potential and with a separate multi use annex. Located in a highly desirable location within walking distance of highly rated Schools, close to local amenities, shops and transport links. The property briefly comprises; vestibule entrance, hallway, open plan living dining room, kitchen with a breakfast sitting area, separate utility, downstairs wet room, snug, first floor landing, three double bedrooms, a family bathroom and a separate W.C, second floor landing with two further double bedrooms, and storage into eaves. Externally there is a detached separate multi use Annex comprising of a vestibule entrance, hallway, living room, kitchen, bedroom with en-suite wet room and a store. Externally the garden to rear of property is mature and private with a patio area, and to the front off road parking. The property benefits from gas central heating, and internal viewing is highly recommended. Call today on 01922 288800.

Key Features

- IMPOSING DETACHED PERIOD RESIDENCE WITH MANY ORIGINAL FEATURES
- FIVE DOUBLE BEDROOMS SET OVER TWO FLOORS
- SPACIOUS OPEN PLAN KITCHEN AND BREAKFAST ROOM
- OUTSTANDING POTENTIAL (SUBJECT TO APPROVAL)
- GAS CENTRAL HEATING
- DETACHED MULTI USE ANNEXE WITH WET ROOM LOUNGE AND KITCHEN
- SPACIOUS RECEPTION ROOMS WITH SNUG AND DOWNSTAIRS WETROOM WC
- STUNNING ENTRANCE VESTIBULE AND HALLWAY
- DESIRABLE LOCATION CLOSE SCHOOLS, AMENITIES, SHOPS AND TRANSPORT LINKS
- DRIVEWAY AND PRIVATE MATURE REAR GARDEN

Rooms and Dimensions

Entrance Vestibule

Hallway

Open plan living dining room

Living room area

14'7" into bay x 14'10" (4.46m into bay x 4.54m)

Dining area

12'11" x 15'11" into bay (3.94m x 4.86m into bay)

Inner hallway

Breakfast sitting area

12'11" x 8'10" (3.96m x 2.71m)

Kitchen

12'0" x 9'7" (3.66m x 2.94m)

Utility room

11'2" x 9'7" (3.41m x 2.94m)

Downstairs wetroom WC

Snug

9'7" x 8'6" (2.94m x 2.60m)

First floor split level landing

Bedroom one

13'2" x 12'11" (4.03m x 3.94m)

Bedroom two

12'11" x 12'8" (3.94m x 3.87m)

Bedroom five

9'1" x 6'4" (2.77m x 1.94m)

Family bathroom

11'4" x 8'11" (3.46m x 2.74m)

Seperate WC

Second floor landing

Bedroom three

13'9" x 19'7" (4.20m x 5.98m)

Bedroom four

13'0" x 9'11" (3.97m x 3.04m)

Multi use Annexe

Private and mature rear garden

Front driveway

Identification Checks

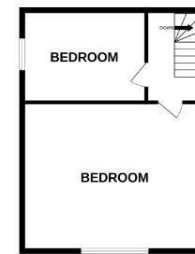
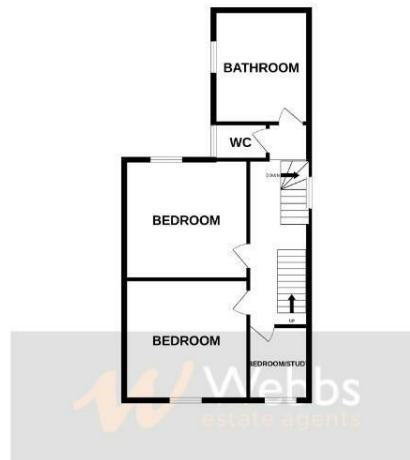
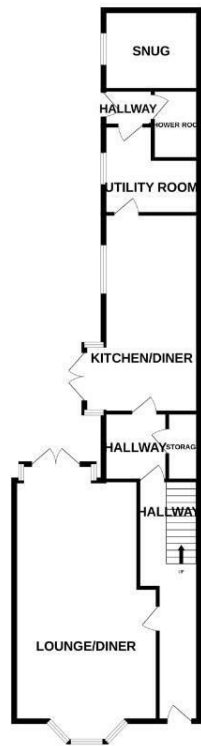




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs 100-120 kWh/m ² /year A		Best environmental impact - lowest CO ₂ emissions 100-120 g/m ² /year A	
120-135 kWh/m ² /year B		120-135 g/m ² /year B	
135-150 kWh/m ² /year C		135-150 g/m ² /year C	
150-180 kWh/m ² /year D		150-180 g/m ² /year D	
180-220 kWh/m ² /year E		180-220 g/m ² /year E	
220-255 kWh/m ² /year F		220-255 g/m ² /year F	
255-300 kWh/m ² /year G		255-300 g/m ² /year G	
300+ kWh/m ² /year G		300+ g/m ² /year G	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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