



30 Greaves Avenue,
Walsall, WS5 3QG

£775,000

Paul Carr Estate Agents are delighted to present to market this immaculate executive four / five bedroom detached house, set on a significant corner plot in a sought-after residential area of Walsall, well placed for public transport, schools and everyday amenities and offered for sale with no onward chain. The property has been designed in with a practical and flexible layout and has been finished to a high standard, with a range of quality fixtures and fittings, including a comprehensive speaker system fitted throughout the property.

The ground floor features a welcoming entrance hall with Karndean flooring that continues through kitchen / diner and study. There are three reception rooms: a light and spacious living room with inglenook fireplace, large windows, garden views and bifold doors to the side garden; a versatile study / hobby room with built-in storage and bifold doors to the garden; and a separate sitting room with potential to be used as a ground-floor bedroom. A guest WC is located off the hallway.

The open-plan kitchen / diner offers a range of fitted units with granite worktops, an island with breakfast bar, twin ovens and induction hob, space for an American-style fridge freezer, and French windows opening to the rear garden.

The principal bedroom is a generous double bedroom with a range of fitted wardrobes with feature internal lighting and a superb ensuite shower room with fitted storage, WC, wash basin and shower cubicle with rainfall shower. There are three further bedrooms - two doubles (one with ensuite shower room) and a good sized single. There is also a luxury family bathroom with spa bath, double shower enclosure with rain shower, wash basin with vanity unit and WC.

Externally, a generous driveway is provided to the front offered off-road parking for multiple vehicles, with landscaped gardens to the rear and side, and potential for further extension (subject to permissions).

The property is convenient for Walsall town centre and nearby schools, with local amenities close by. Walsall railway station offers services towards Birmingham and Wolverhampton, with journey times to Birmingham New Street typically around 20 minutes. Bus links and road connections via the A34 and M6 provide further access across the West Midlands.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is F, payable to Walsall Council, however this is subject to an improvement indicator.

Services Connected: Mains Gas, Water, Electric & Drainage

Viewings: Please call and make an appointment via our Aldridge Residential Sales Departments on 01922 454 014 or alternatively, email aldridge@paulcarrestateagents.co.uk

Agents 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:

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.



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Ground Floor Accommodation

Hall

Lounge

7.60m (24'11") x 4.19m (13'9")

Kitchen / Diner

6.67m (21'11") x 3.58m (11'9") extending to 4.80m (15'9")

Study / Hobby Room

4.64m (15'3") into bay x 4.03m (13'2")

Sitting Room / Potential Bedroom

4.62m (15'2") x 2.68m (8'10")

WC

First Floor Accommodation

Landing

Bedroom 1

6.45m (21'2") x 4.36m (14'4") max

En-suite 1

2.24m (7'4") x 1.92m (6'4")

Bedroom 2

4.19m (13'9") x 3.67m (12')

En-suite 2

2.68m (8'10") x 1.40m (4'7")

Bedroom 3

3.61m (11'10") x 3.00m (9'10")

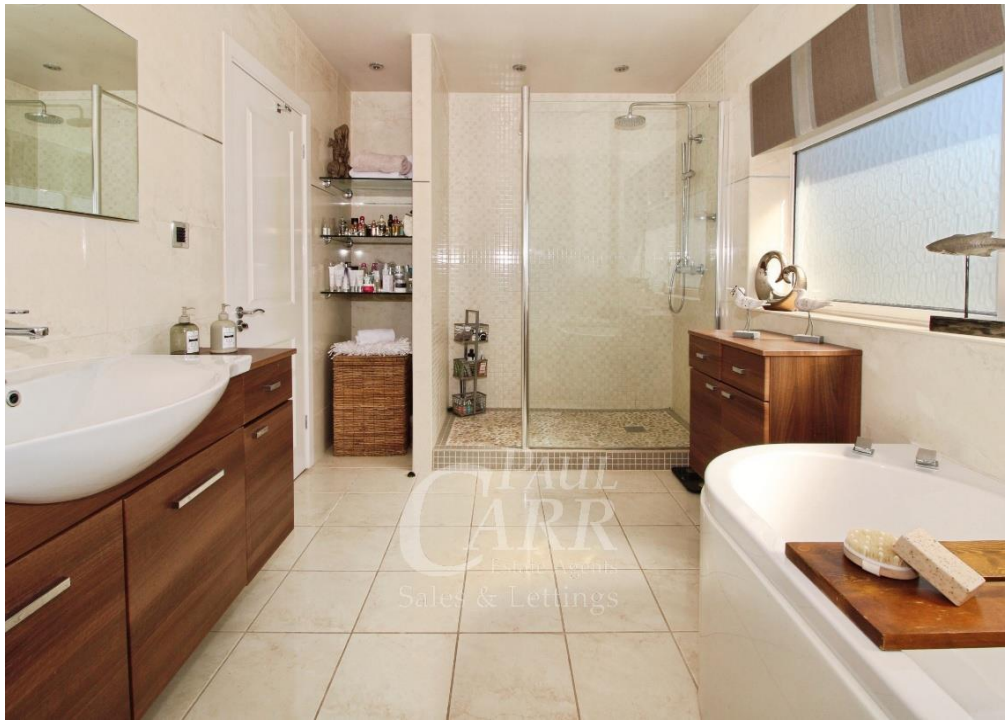
Bedroom 4

2.43m (8') x 2.40m (7'10")

Bathroom

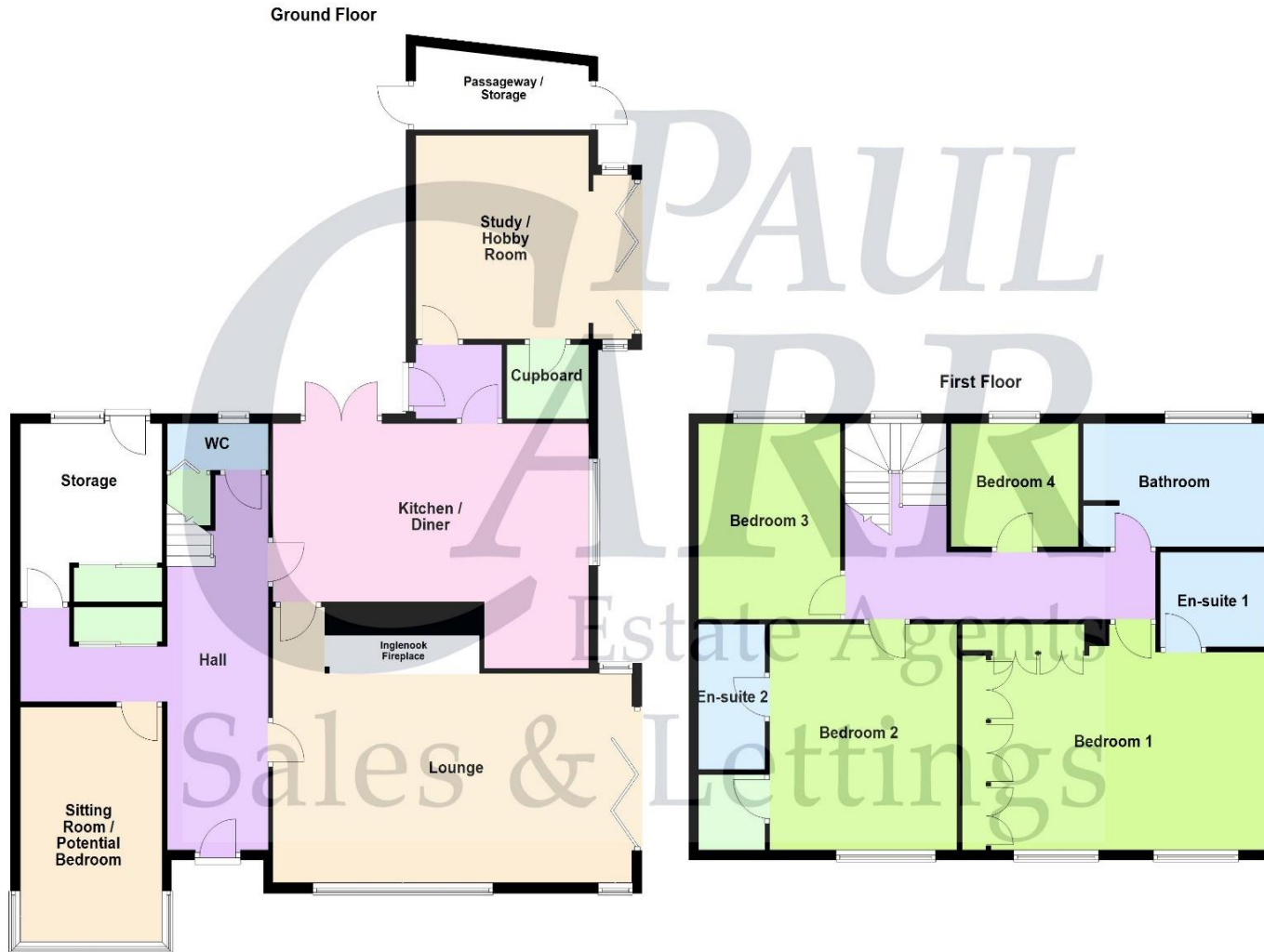
3.88m (12'9") x 2.43m (8'0")





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

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Position

