



Old Town Lane
Walsall, WS3 4NJ

£235,000

Walsall

£235,000

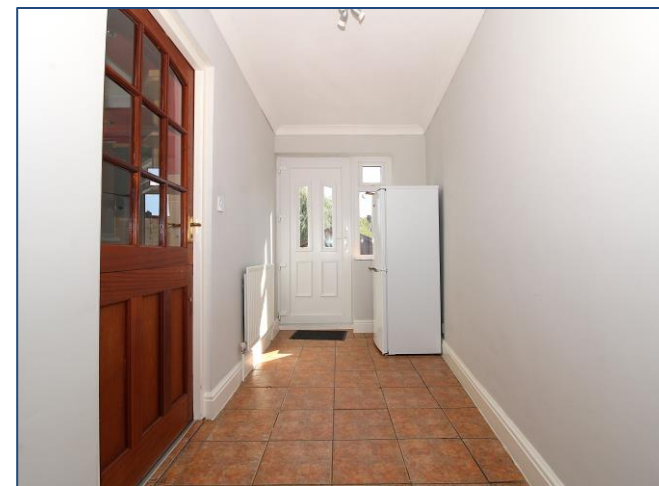


Set within easy reach of nearby schools and amenities, and offered for sale with no onward chain, this extended semi-detached house offers neatly presented accommodation, with internal viewing essential to fully appreciate all it has to offer. Internal inspection reveals a welcoming hallway with stairs to first floor, light and airy lounge with square bay to the front elevation and door leading into the separate dining room which has access to the under-stair's storage cupboard and space for a good sized dining table.

A feature arched doorway leads through into the beautifully appointed kitchen which has a range of wall / base units, integrated freezer, gas cooker point, plumbing for a dishwasher, "stable" door to the side lobby and access to the useful utility area with guest WC beyond.

To the first floor, bedroom one is a generous double bedroom with two windows to the front elevation and there are two further bedrooms and the bathroom with suite comprising WC, wash basin and bath with electric shower over - ideal for evening relaxation or a seamless morning routine.

Externally, the neatly maintained rear garden features a range of trees / bushes with lawn and patio areas and access to a large garage / storage to the rear and there is driveway parking to the front of the property with electric vehicle charging point.





Property Specification

NEATLY PRESENTED SEMI-DETACHED HOUSE
AMENITIES, SCHOOLS AND TRANSPORT LINKS NEARBY
TWO GENEROUS RECEPTION ROOMS
WELL-APPOINTED KITCHEN WITH UTILITY AREA
USEFUL SIDE LOBBY / ACCESS, GUEST WC

Hall

2.32m (7'7") x 0.82m (2'8")

Lounge

3.95m (13') max into bay x 3.73m (12'3") max

Dining Room

4.34m (14'3") x 3.19m (10'6")

Kitchen

4.43m (14'6") x 2.76m (9'1")

Utility Area

3.40m (11'2") x 1.36m (4'5")

WC

1.36m (4'5") x 0.84m (2'9")

Lobby / Side Access

3.91m (12'10") x 1.77m (5'9") max

Bedroom 1

3.75m (12'4") plus recess x 3.26m (10'8")
plus 0.05m (0'2") x 0.05m (0'2")

Bedroom 2

3.30m (10'10") x 2.00m (6'7")

Bedroom 3

2.60m (8'6") x 2.45m (8'1") plus 0.05m (0'2") x 0.05m (0'2")

Bathroom

1.78m (5'10") x 1.65m (5'5") plus 0.05m (0'2") x 0.05m (0'2")

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: 24th September 2025

Viewer's Note:

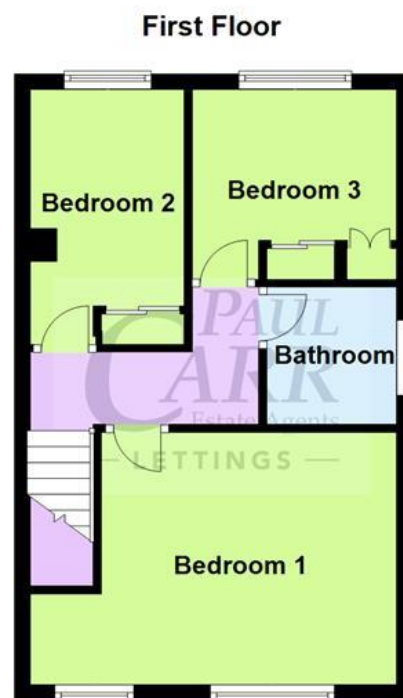
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(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

