

The logo for Lovett & Co. estate agents is located in the top right corner. It features the company name in a white serif font on a red rectangular background. To the right of the text is a small black and white icon consisting of a 3x3 grid of squares, with the top-right square missing.

Lovett & Co.
estate agents

The image shows a two-story house with a red brick lower half and a white upper half. It has a brown tiled roof and a prominent bay window on the right side. A red front door is decorated with a wreath. To the left of the door is a white garage door. The house is surrounded by greenery, including trees and a large hedge in the foreground. A small sign above the door reads '13 The Pines'.

Boscobel Road
Walsall



Lovett&Co. Estate Agents are delighted to offer for sale this stunning three-bedroom detached family home, brimming with character, charm and timeless appeal.

If you're searching for a home with genuine period character, this could be the perfect property for you. From its attractive exterior, which offers exceptional kerb appeal, to the beautifully preserved interior, every room showcases the home's unique personality. Lovingly maintained by the current owners, the property retains an abundance of original features, including wood-panelled walls, exposed beamed ceilings, impressive fireplaces, stained glass windows and original wooden flooring, all complemented by sympathetic modern updates that make it perfectly suited to contemporary family living.

Every room offers its own standout feature, from the beautiful entrance hallway to the two spacious reception rooms and the stylish breakfast kitchen. Outside, the stunning private rear garden provides an equally impressive setting, featuring a generous terraced patio ideal for outdoor dining and entertaining, with a lawn extending to a mature, tree-lined backdrop that creates a peaceful and secluded environment for the whole family to enjoy. The front driveway can comfortably fit three vehicles.

The property also benefits from gas central heating, with the boiler serviced annually, UPVC double-glazed windows to the side and rear elevations, together with traditional character timber windows to the front, enhanced by secondary glazing.

The accommodation briefly comprises: entrance hallway, front living room, rear living room, breakfast kitchen, utility room, guest WC, integral garage, first-floor landing, three generous double bedrooms and a spacious, contemporary family bathroom.

RECEPTION HALL:

Entrance door and windows with stained glass designs, original wooden flooring, wall panelling, radiator, light point, large cloak cupboard which continues beneath the stairs with burglar alarm panel, stairs to the first floor and doors to the two principle living rooms, kitchen and WC.





FRONT LIVING ROOM / DINER:

11' 3" x 12' 4" (3.42m x 3.75m)
Feature fireplace with gas fire, carpeted flooring, radiator, ceiling and wall light points, bay window to the front and decorative ceiling beams.

REAR LIVING ROOM:

11' 3" x 12' 8" (3.42m x 3.86m)
Feature fireplace with gas fire, carpeted flooring, ceiling and wall light points, radiators, painted ceiling beams, windows and French doors to the patio area.

BREAKFAST KITCHEN:

10' 1" x 12' 6" max (3.07m x 3.81m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces including a breakfast bar, inset bowl sink and drainer with mono tap, integrated electric oven/grill and 4 ring hob with extractor above, integrated slimline dishwasher, decorative ceiling beams, radiator, large bay window to the offering up views over the garden plus door to the patio area, further door to the utility.

UTILITY:

Useful utility space with room and plumbing for all other white goods including washing machine, dryer, fridge-freezer, wall mounted gas boiler, light point, window and door to the rear garden and door to the garage.

GARAGE:

7' 3" x 12' 8" (2.20m x 3.85m)
Twin opening front wooden doors, light and electric points, useful additional storage cupboard.

WC:

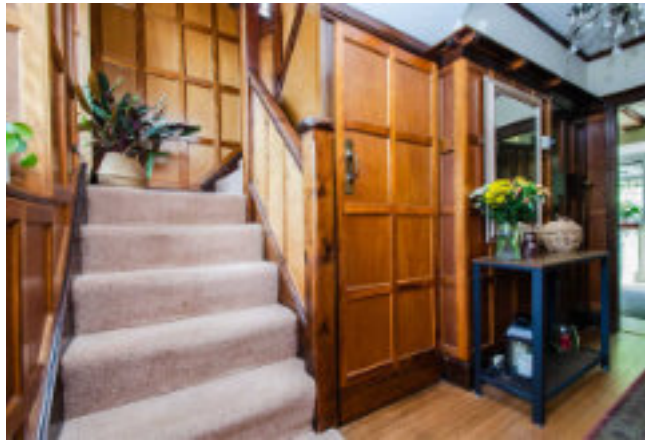
Suite comprising: low level WC, wash hand basin, light point, and window to the side.

FIRST FLOOR LANDING:

Further wall panelling extending from the staircase to the landing area, carpeted flooring, radiator, ceiling light points, doors off to three bedrooms, family bathroom and useful eaves storage area. There is also a hatch with pull down ladder to the half boarded loft space with light point.

BEDROOM ONE:

11' 3" x 12' 4" (3.42m x 3.75m)
Large double with ample space for wardrobes and dressing table, carpeted flooring, radiator, ceiling light point and bay window to the front.



BEDROOM TWO:

11' 3" x 12' 8" (3.42m x 3.86m)
Large double with ample space for wardrobes and dressing table, carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM THREE:

10' 4" x 6' 11" (3.15m x 2.10m)
Smaller double bedroom with carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: large corner bath, separate shower cubicle, pedestal wash hand basin, low level W/C, radiator and wall mounted heated towel rail, wall tiling, tiled flooring, ceiling spot lights and windows to the side.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

