

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

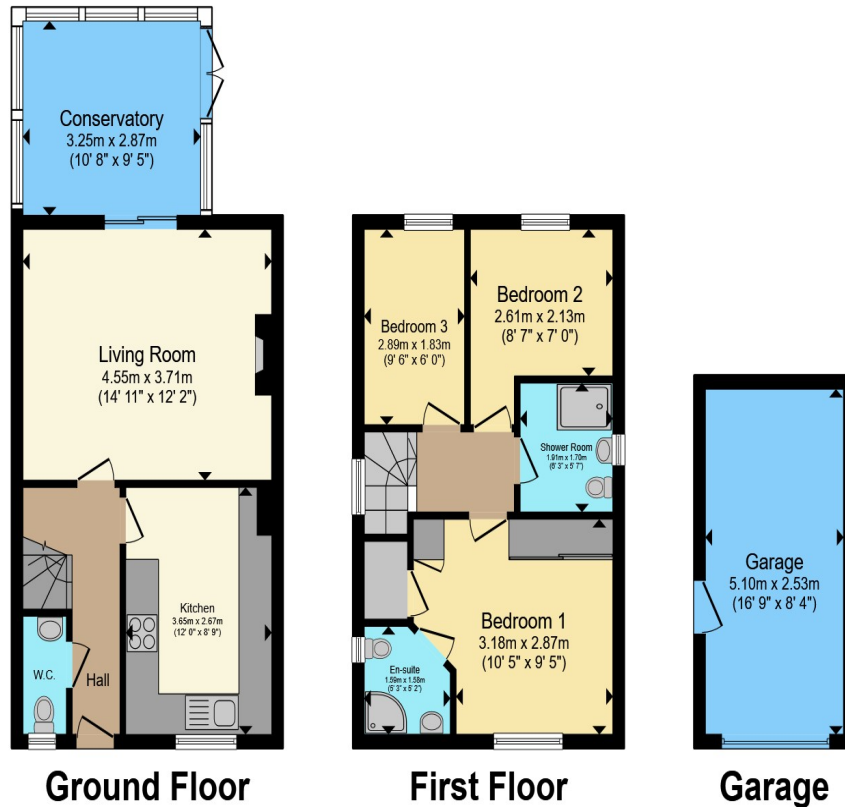
16' 9" x 8' 4" ( 5.11m x 2.54m )

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.





Total floor area 90.8 m<sup>2</sup> (977 sq.ft.) approx

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 Council Tax Band: C

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