



1 Oval Way,  
Walsall, WS3 1GE

£275,000

# Walsall

£275,000



## Ground Floor:

Upon entering the property, the hallway provides access to the downstairs WC, with stairs leading to the first floor and doors opening into the main living areas. The lounge offers a bright and welcoming space with triple glazed windows to the side and front with custom fitted blinds, complemented by a radiator and ceiling light point.

The spacious kitchen features a range of wall and base units, integrated appliances including a fridge freezer, dishwasher, mid mounted oven and electric hob, along with a stainless-steel sink and drainer. There are triple glazed windows to the side and front, again with custom fitted blinds, two ceiling light points, a radiator, and French doors opening to the garden. From the kitchen, a door leads to the utility room, which provides plumbing for a washer dryer, additional storage units, a radiator, and ceiling light point. The downstairs WC is fitted with a low flush toilet, wash hand basin, radiator, and ceiling light point.

## First Floor:

The landing area features a ceiling light point, radiator, loft hatch access which has a fully raised flooring system, and doors leading to all bedrooms and the family bathroom.

The principal bedroom offers generous space with triple glazed windows to the side and front, built-in wardrobes, ceiling light point, radiator, and access to an en-suite fitted with a walk-in shower cubicle, wash hand basin, low flush WC, radiator, ceiling light point, and obscure glazed window. The second and third bedrooms both feature triple glazed windows to the side elevation, radiators, and ceiling light points.

The family bathroom includes a bath with shower over, wash hand basin, low flush WC, radiator, ceiling light point, and an obscure glazed window to the front.

## Exterior:

Outside, the property boasts a well-maintained side garden enclosed by boundary walls and fencing, featuring a slabbed patio area and a concrete shed providing useful storage. There is off-road parking available with an electric vehicle charging point.





## Property Specification

### Entrance Hallway

Lounge -	17' 3" x 9' 8" (5.25m x 2.94m)
Breakfast Kitchen -	17' 2" x 9' 0" (5.23m x 2.74m)
Utility Room -	5' 4" x 7' 2" (1.62m x 2.18m)
Downstairs WC -	3' 7" x 5' 1" (1.09m x 1.55m)
Bedroom One -	17' 3" x 10' 0" (5.25m x 3.05m)
Ensuite Shower Room -	4' 5" x 6' 8" (1.35m x 2.03m)
Bedroom Two -	8' 9" x 9' 7" (2.66m x 2.92m)
Bedroom Three -	8' 2" x 9' 7" (2.49m x 2.92m)
Family Bathroom -	6' 7" x 5' 6" (2.01m x 1.68m)

### Agent's Note:

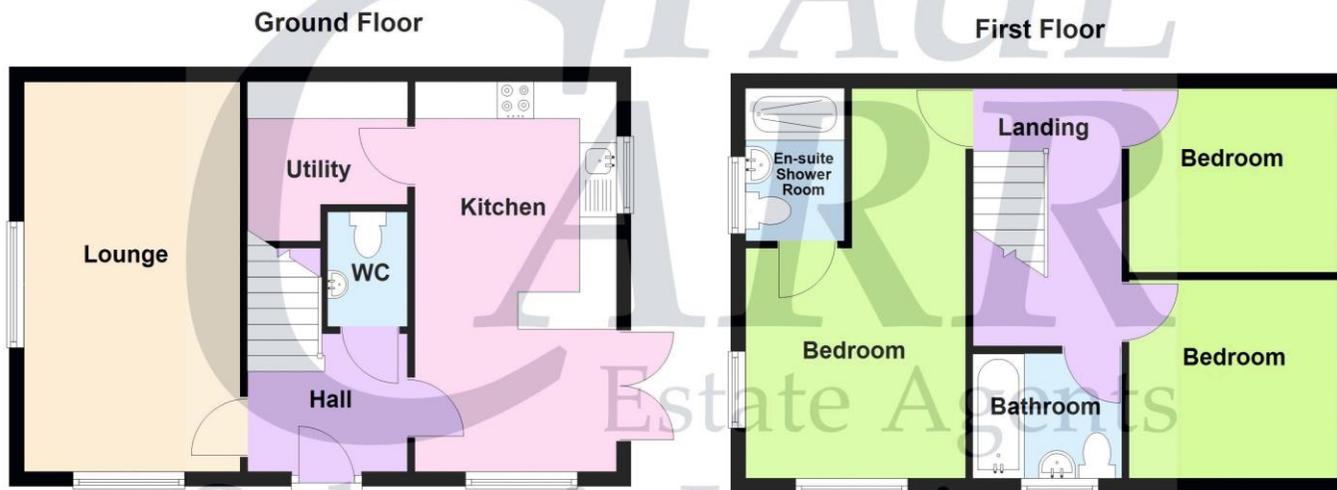
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 October 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage  
Council tax band: D  
Tenure: Freehold  
Service Charge: £282 p/a

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

