



**RE/MAX**  
Elite



**3 Grange Crescent, Walsall, WS4 1NS**  
**£1,700 Per month**

STUNNINGLY RENOVATED FIVE BEDROOM FAMILY HOME IN SOUGHT-AFTER WS4 LOCATION

RE/MAX Elite are delighted to present this recently renovated five-bedroom mid-terraced family home situated in the highly desirable WS4 area. Finished throughout in a fresh contemporary style, the property benefits from spacious living accommodation, a modern fitted kitchen with dining area, ground floor WC, five bedrooms, a beautifully refitted family bathroom, generous front driveway and an enclosed rear garden. Ideal for growing families seeking space, convenience and move-in-ready accommodation.

#### Entrance Foyer 10'5" x 10'11" (3.19m x 3.33m)

Bright and welcoming entrance hall with modern flooring, neutral décor and access to the living room, kitchen, WC and staircase to the first floor.

#### Ground Floor WC 3'2" x 4'9" (0.98m x 1.46m)

Convenient guest cloakroom fitted with WC and wash hand basin.

#### Living Room 10'8" x 17'11" (3.26m x 5.48m)

A generous and naturally bright reception room featuring an attractive fireplace and French doors opening onto the rear garden. An ideal space for family relaxation and entertaining.

#### Kitchen 9'10" x 8'9" (3.00m x 2.68m)

Contemporary fitted kitchen comprising a range of modern wall and base units, extensive work surfaces, tiled splashbacks, sink unit and designated appliance spaces.

#### Dining Area 9'10" x 4'0" (3.00m x 1.24m)

Open-plan dining space adjoining the kitchen, ideal for everyday family meals and social occasions.

#### Ground Floor Bedroom 9'0" x 9'10" (2.76m x 3.00m)

A versatile room positioned away from the main living accommodation, ideal as a fifth bedroom, guest room, home office or playroom.

#### Bedroom 12'0" x 10'7" (3.67m x 3.23m)

Spacious principal bedroom with excellent proportions and ample space for wardrobes and additional furnishings.

#### Bedroom 12'9" x 8'7" (3.89m x 2.63m)

Another generous double bedroom overlooking the rear aspect.

#### Bedroom 10'0" x 9'0" (3.06m x 2.75m)

Comfortable bedroom ideal for children, guests or home working.

#### Bedroom 10'8" x 7'0" (3.27m x 2.15m)

Well-proportioned single bedroom suitable for a nursery, study or additional bedroom

#### Family Bathroom 5'8" x 10'10" (1.74m x 3.32m)

Beautifully refurbished modern bathroom featuring panel bath with shower over, contemporary vanity unit, WC, heated towel radiator and stylish finishes throughout.

#### Front

The property benefits from a substantial paved frontage providing excellent off-road parking for multiple vehicles.

#### Rear Garden

Private enclosed rear garden comprising patio areas, lawn and fenced boundaries, creating an ideal outdoor space for families, children and summer entertaining

# Floor Plan



1st Floor

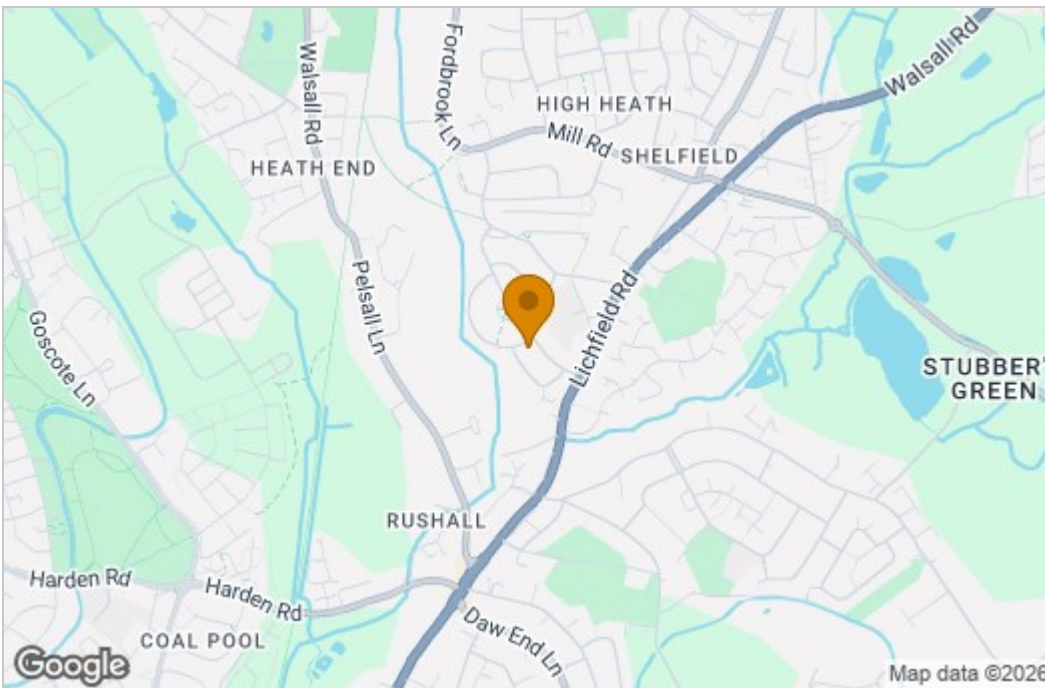
2nd Floor



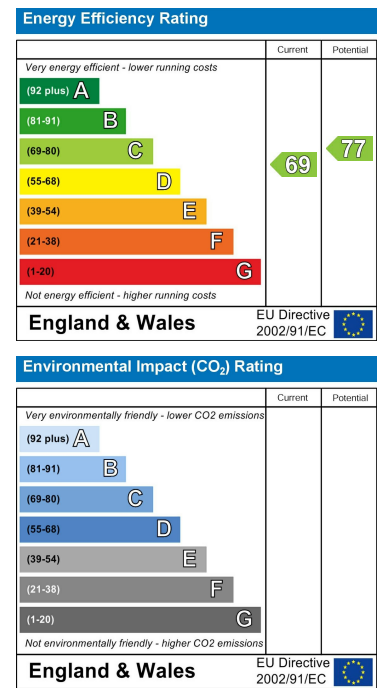
**TOTAL: 103 m2**  
 1st floor: 53 m2, 2nd floor: 50 m2  
 EXCLUDED AREAS: WALLS: 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



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