



Westbourne Road, Walsall
West Midlands, WS4 2JA

Offers in the Region Of £280,000

Walsall

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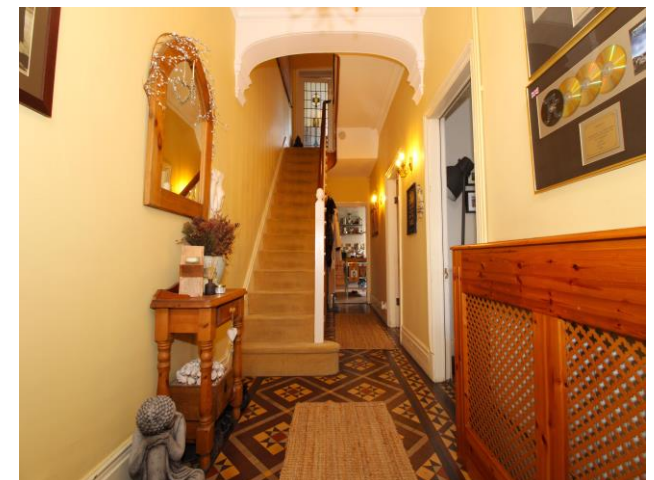
Set within easy reach of the centre of Walsall and with access to amenities, schools and Walsall arboretum nearby, this superb Victorian mid-terrace house offers well-proportioned accommodation with an internal viewing essential to fully appreciate all this property has to offer.

Internal inspection reveals a welcoming entrance hallway with attractive feature flooring and stairs to first floor, light and airy lounge with bay window to the front elevation and rustic brick fireplace with wood burner inset and separate dining room with an open-fireplace and French windows to the rear garden.

Completing the ground floor there is the well-appointed kitchen with a range of wall / base units, electric cooker point, plumbing for washing machine and dishwasher, access to the cellar and door into rear lobby which gives access to the ground floor bathroom and has a door leading into the rear garden.

To the first floor there is an attractive landing giving access to the four excellent bedrooms and having a large loft access hatch.

Externally, the neatly maintained rear garden is laid mainly to lawn with a block paved patio area, selection of shrubs / bushes and gate to the rear giving access to a useful shared access path.





Property Specification

Hall

Lounge

4.44m (14'7") max into bay x 4.40m (14'5")

Dining Room

4.40m (14'5") x 3.61m (11'10")

Kitchen

3.42m (11'3") x 3.26m (10'8")

Bathroom

2.10m (6'11") x 1.80m (5'11")

Cellar

4.40m (14'5") x 3.61m (11'10")

Landing

Bedroom 1

4.40m (14'5") x 3.61m (11'10")

Bedroom 2

3.65m (12') x 3.44m (11'3")

Bedroom 3

3.42m (11'3") x 3.16m (10'4")

Bedroom 4

2.76m (9'1") x 2.72m (8'11")

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: 8th August 2023

Viewer's Note:

Services connected:	All mains services connected.
Council tax band:	B
Tenure:	Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

