



3 Cavendish Way,
Walsall, WS9 0RP

£625,000

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Set in a highly desirable Cul-de-Sac location, within easy reach of amenities, schools and transport links, this exceptional detached residence is one of only five houses on the cul-de-sac and boasts immaculately presented, extended accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway open into a cosy sitting area and having stairs to first floor and guest WC off, light and airy through lounge/dining room with attractive fireplace having gas fire inset, feature bay window to the side elevation and French windows leading into the rear garden. Completing the ground floor there is the stunning kitchen/breakfast room which boasts a number of fitted wall/base units, breakfast area, integrated dishwasher and fridge, space for a Range style cooker with extractor over, door to rear garden and access to useful utility room which has further fitted units, plumbing for a washing machine and door into the garage.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes a good sized ensuite with WC, wash basin, bath and shower and there are three further double bedrooms and the well-equipped family bathroom with WC, wash basin, roll-top bath and shower cubicle with mains shower fitted.

Externally, the neatly maintained rear garden is laid mainly to lawn with a variety of shrubs/bushes and a paved patio area and there is driveway parking to the front of the property with access to the garage via an electric roller shutter door.





Property Specification

Porch -	1.38m (4'6") x 0.88m (2'10")
Hall -	3.85m (12'8") x 1.38m (4'6")
Sitting Area -	4.76m (15'8") x 2.44m (8')
Lounge Area -	4.43m (14'6") x 3.32m (10'11")
Dining Area -	4.84m (15'10") x 3.32m (10'11")
Breakfast Kitchen -	6.99m (22'11") max x 2.98m (9'9") max/2.33m (7'8") min
WC	
Utility -	2.90m (9'6") x 2.47m (8'1") max
Bedroom 1 -	4.85m (15'11") max into wardrobes x 4.82m (15'10") max
Ensuite Bathroom -	3.10m (10'2") x 2.42m (7'11")
Bedroom 2 -	4.43m (14'6") into wardrobes x 3.32m (10'11") plus 0.07m (0'3") x 0.07m (0'3")
Bedroom 3 -	3.93m (12'11") x 2.75m (9')
Bedroom 4 -	3.32m (10'11") into wardrobes x 2.73m (9')
Bathroom -	2.93m (9'7") max x 2.40m (7'10") max
Garage -	6.60m (21'8") x 4.41m (14'6") max

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 May 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

