



Beacon Street,
Walsall, WS1 2DJ

Offers in Excess of £300,000

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Set in a popular residential location, within easy reach of schools, Walsall town centre and with Walsall Arboretum only a short distance away, this fabulous semi-detached house has been comprehensively refurbished by the current owner, boasting immaculately presented interiors with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy front reception room with bay window to the front elevation and feature fireplace with gas fire inset, rear reception with access to under-stairs storage cupboard and patio door leading out to the rear garden and stunning, refitted kitchen which has a range of wall / base units, space for a range cooker, plumbing for a washing machine, door to rear garden and access to dining area with space for a table.

To the first floor there are three bedrooms - two doubles and a single - and the refitted bathroom with suite comprising WC, wash basin and bath.

Externally, the good-sized rear garden is laid mainly to lawn with a paved patio area and there is driveway parking to the front of the property.





Property Specification

BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE
COMPREHENSIVELY REFURBISHED BY THE CURRENT
OWNER

TWO LIGHT AND AIRY RECEPTION ROOMS
REFITTED OPEN-PLAN KITCHEN / DINING AREA
THREE EXCELLENT BEDROOMS

Hall

Front Reception Room 4.10m (13'5") into bay x
3.93m (12'11")

Rear Reception Room 4.93m (16'2") x 3.04m (10')

Kitchen Area 3.47m (11'5") x 2.45m (8'1") max

Dining Area 3.85m (12'8") x 2.00m (6'7") max

Landing

Bedroom 1 3.99m (13'1") x 3.54m (11'7")

Bedroom 2 3.17m (10'5") x 2.71m (8'11") plus
0.07m (0'3") x 0.07m (0'3")

Bedroom 3 2.21m (7'3") x 2.13m (7')

Bathroom 2.00m (6'7") x 1.66m (5'5")



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: 28th March 2023

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: C
Tenure: Freehold

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		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

