



29 Edinburgh Road,
Walsall, WS5 3PQ

Offers in Excess of £500,000

Walsall

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Set in a highly sought-after residential location, within easy reach of schools, amenities & transport links and with Walsall Arboretum only a short journey away, this impressive, extended detached property has been tastefully refurbished by the current owner, creating a versatile family home, and is offered for sale with no onward chain.

The accommodation includes welcoming entrance hallway with stairs to the first floor and access to useful storage cupboard, living room and stunning open plan kitchen/dining/family room with a range of units, two integrated ovens, microwave oven & 5-ring gas hob with extractor over, access to snug, utility area and shower room and having multi-panel bi-fold doors opening into the rear garden.

To the first floor there are three double bedrooms, the largest of which has an ensuite shower room, and the well-equipped luxury bathroom with suite comprising WC, double wash basin, bath and shower cubicle with mains shower over.

Externally, the good-sized rear garden is laid predominantly to lawn and there is driveway parking to the front of the property giving access to the garage via an up and over door.





Property Specification

Lounge -	4.85m (15'11") x 3.59m (11'9")
Open-Plan Kitchen/ Dining/Family Room -	10.60m (34'9") max x 7.17m (23'6") max
Snug -	3.00m (9'10") x 2.76m (9'1")
Utility Area -	2.22m (7'3") x 1.05m (3'5")
Shower Room -	2.04m (6'8") x 1.81m (5'11")
Bedroom 1 -	4.65m (15'3") x 3.59m (11'9")
Ensuite -	2.99m (9'10") x 1.21m (3'11")
Bedroom 2 -	3.86m (12'8") max x 3.57m (11'8") max
Bedroom 3 -	3.00m (9'10") x 2.80m (9'2")
Bathroom -	2.81m (9'3") x 2.10m (6'11")
Garage -	4.93m (16'2") max x 4.19m (13'9")

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: 15th January 2021

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E


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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	69	
(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

