



345 Birmingham Road,  
Walsall, WS5 3NU

Offers in the Region Of £349,950



# Walsall

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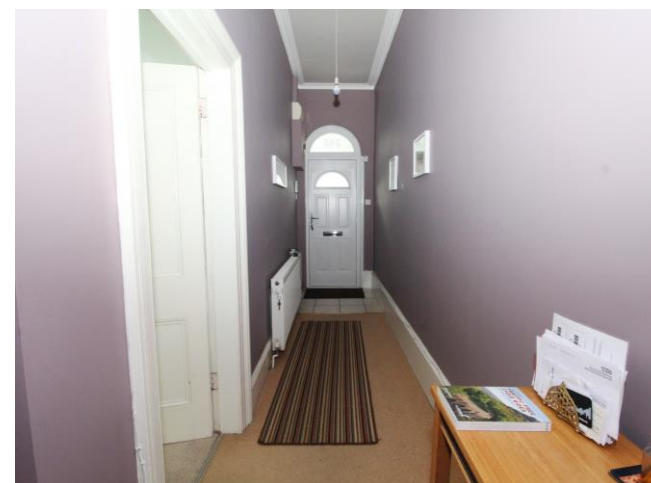
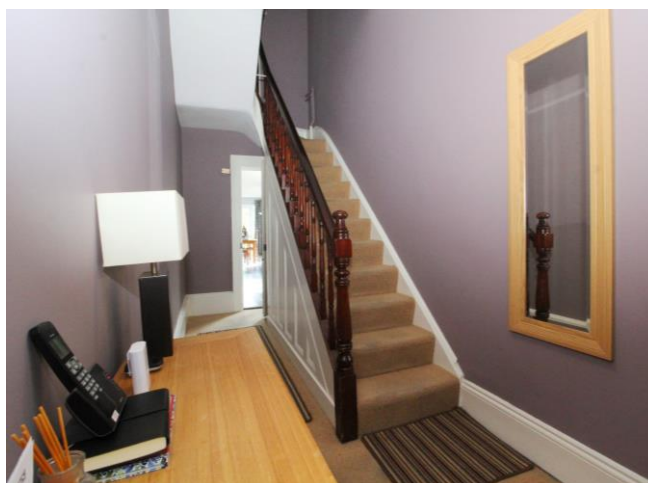
Boasting exceptionally spacious accommodation throughout, this period end-terrace home, ideal for a family, must be viewed to be appreciated.

Approached via the front driveway, inspection reveals the enclosed porch which gives way to the spacious entrance hall with access to a useful cellar. There are two reception rooms, the front reception benefitting from a large bay window to fore and a feature fireplace. Having been enlarged and opened up to create a spacious entertaining area, the modern dining kitchen with space for a table comprises an excellent range of fitted units.

Stairs from the entrance hall rise to the first-floor landing where three of the ample bedrooms are found as well as both the separate bathroom and shower room.

A further staircase from the first-floor landing rises to the fourth bedroom.

Outside to the rear, the enclosed rear garden with paved patio has a lawn area beyond with well stocked borders, whilst to the fore there is a front driveway.





## Property Specification

Reception Room -	5.28m (17'4") max x 3.96m (13')
Reception Room -	5.78m (18'11") max x 3.45m (11'4")
Kitchen/Diner -	8.70m (28'7") x 2.79m (9'2")
Bedroom 1 -	4.56m (15') x 2.90m (9'6")
Bedroom 2 -	4.27m (14') x 3.23m (10'7")
Bedroom 3 -	3.20m (10'6") x 2.29m (7'6")
Bathroom -	2.94m (9'8") x 2.50m (8'2")
Shower Room -	1.97m (6'5") x 1.67m (5'6")
Bedroom 4 -	6.74m (22'1") x 5.29m (17'4") plus 0.01m (0'1") x 0.01m (0'1")

### 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 June 2021

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold



# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

