



52 The Crescent,
Walsall, WS1 2BZ

£395,000

Walsall

£395,000



Paul Carr Estate Agents are delighted to present for sale this fabulous, four-bedroom semi-detached house, located in a sought-after residential area of Walsall, well positioned for local amenities, schools and with Walsall Arboretum only a short distance away.

The ground floor provides two generous reception rooms. The impressive front sitting room features a bay window, bespoke blinds and an attractive feature fireplace, creating a comfortable main living area. To the rear, a lounge / family room boasts a further feature fireplace and enjoys views over the garden through the French windows which open directly onto the patio, offering a flexible second living space, ideal for family use or entertaining.

There is an open-plan kitchen / dining room, with the kitchen area having a range of fitted units, space for a range-style cooker, and an integrated dishwasher, fridge and freezer along with French windows leading to the rear garden. A useful storage space under the stairs is accessed via the hallway and incorporates plumbing for a washing machine.

Upstairs, there are three double bedrooms, together with a family bathroom fitted with a slipper bath, corner shower cubicle and wash basin, plus a separate WC off the landing. A generous loft bedroom provides additional accommodation, enjoying two skylights and useful storage space in the eaves.

Externally, the property benefits from driveway parking to the front with an EV-charging point. To the rear is a long, quiet and well-maintained garden, suitable for family use or entertaining guests during the summer months. There are two sheds, including a large shed connected to the electricity, making it ideal for storage, hobbies or a workshop.

The location offers convenient access to Walsall town centre, with its shops, cafes and other amenities. Walsall Arboretum is nearby, providing extensive parkland, play areas and walking routes. Public transport links are readily available, with Walsall railway station offering regular services to Birmingham New Street in around 20 minutes, the bus stop for a regular direct sprint bus to Birmingham city centre a short walk away, as well as connections to Wolverhampton and beyond. A range of nearby schools and everyday facilities make this property well suited to families.





Property Specification

Hall

Sitting Room - 4.34m (14'3") plus bay x 4.18m (13'9")

Lounge - 4.35m (14'3") x 3.66m (12')

Dining Area - 3.32m (10'11") x 2.77m (9'1")

Kitchen - 4.45m (14'7") x 1.92m (6'4")

Bedroom 1 - 4.35m (14'3") x 3.70m (12'2")

Bedroom 2 - 4.34m (14'3") x 3.70m (12'2")

Bedroom 3 - 3.10m (10'2") x 2.78m (9'1")

Bathroom - 2.38m (7'10") x 2.35m (7'9")

WC

Loft Bedroom -
5.03m (16'6") x 4.08m (13'5")
plus eaves storage area

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

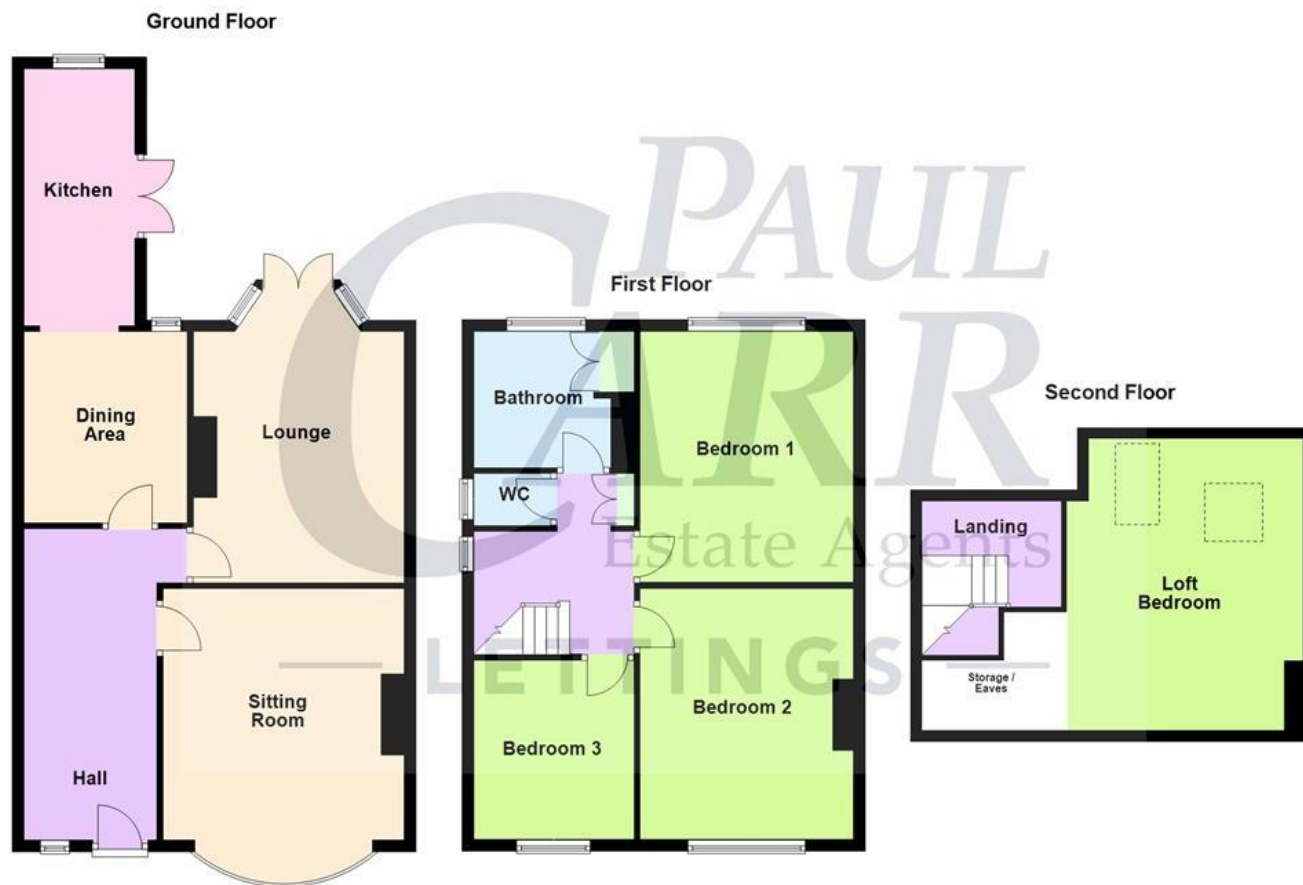
Services connected: Gas, Water, Electric & Drainage

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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(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

