



Princes Avenue,  
Walsall, WS1 2DF

Offers in the Region Of £385,000

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**Ground Floor:** The ground floor is accessed via a hallway featuring a ceiling light point, double glazed window to the side elevation, radiator, understairs storage cupboard and stairs rising to the first floor, with doors leading to the principal reception rooms and kitchen.

The sitting room benefits from a bay-style double glazed window to the front, coal fireplace, ceiling and wall light points and radiators. The lounge offers a feature log burner, ceiling light point, radiator and front-facing double glazed window. There is a downstairs WC fitted with a WC and wash hand basin.

The kitchen is fitted with a range of wall and base units, stainless steel sink with drainer and mixer tap, integrated appliances including a gas hob with extractor, oven, grill, fridge, freezer and dishwasher, along with two ceiling light points, vertical radiator, double glazed window to the rear and doors to the garden and utility room. The utility room provides additional wall and base units, vanity wash hand basin, ceiling light point and rear-facing window.

**First Floor:** The first floor landing offers fitted storage cupboards, ceiling light point, loft hatch, radiator and a double glazed window to the side elevation, with doors leading to three bedrooms and the bathroom. Bedroom one includes a front-facing double glazed window, fitted wardrobes, radiator and ceiling light point. Bedroom two also features a front-facing double glazed window, fitted wardrobes, radiator and ceiling light point, while bedroom three benefits from a rear-facing double glazed window, fitted wardrobes, radiator and ceiling light point. The bathroom is fitted with a bath, shower cubicle with shower over, vanity wash hand basin, low flush WC, heated towel rail, downlighters, extractor fan and two obscure double glazed windows to the rear.

**Exterior:** Externally, the property offers a small front garden with shared driveway access and a side access gate. To the rear there is a slabbed patio area, garden space enclosed by boundary fencing, a built coal storage shed and side access gate.





## Property Specification

### Hallway

**Sitting Room / Diner** 12' 9" x 14' 6" (3.88m x 4.42m)

**Lounge** 13' 2" x 13' 0" (4.01m x 3.96m)

**Kitchen** 12' 9" x 9' 1" (3.88m x 2.77m)

**Utility room** 6' 1" x 5' 4" (1.85m x 1.62m)

**Downstairs WC** 5' 4" x 2' 5" (1.62m x 0.74m)

### First Floor Landing

**Bedroom One** 14' 6" x 12' 9" (4.42m x 3.88m)

**Bedroom Two** 13' 2" x 13' 0" (4.01m x 3.96m)

**Bedroom Three** 12' 9" x 9' 1" (3.88m x 2.77m)

**Family Bathroom** 12' 9" x 5' 4" (3.88m x 1.62m)

### Viewer's Note:

Services connected: Gas, electricity, water & drainage.

Council tax band: D

Tenure: Freehold

### 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: 9th January 2026

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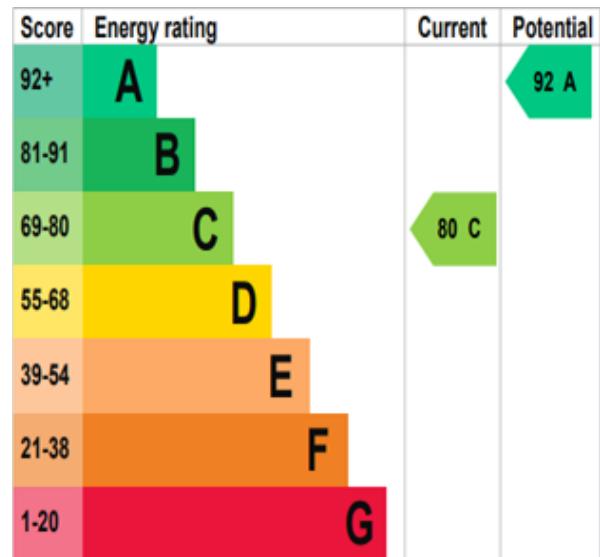
# Floor Plan

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



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Plan produced using PlanUp.

## Energy Efficiency Rating



## Map Location

