



10 Boscobel Road,
Walsall, WS1 2PL

£399,950

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Set in a highly sought after residential location, ideally situated for access to amenities, well regarded schools & transport links and with Walsall Arboretum only a stone's throw away, this impressive, traditional detached property offers well proportioned family accommodation and an early viewing is advised to fully appreciate the accommodation on offer.

The property has been tastefully extended & improved by the current owners, whilst retaining some original features, most notable of which is the original "servants' bell system" linking each room to the kitchen via a button push alarm system. The accommodation includes welcoming entrance hallway with stairs to first floor and access to storage cupboards, dining room with attractive feature fireplace and bay window to the front, impressive open-plan kitchen / breakfast / living room and useful utility room. The impressive kitchen area has a range of contemporary gloss fronted wall & base units & integrated appliances including dishwasher, microwave, oven & induction hob and there are French doors leading into the garden from the breakfast area.

To the first floor there are three double bedrooms, the well equipped bathroom with wash basin, bath & shower cubicle and separate WC. There are an abundance of storage cupboards throughout the property and the loft has been boarded, with a light point and is accessed from the landing via a pull down ladder.

Externally, the beautifully maintained rear garden is laid mainly to lawn with a paved patio area and there is off road parking to the front of the garage giving access to the garage / store room.





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: 7th October 2020

Property Specification

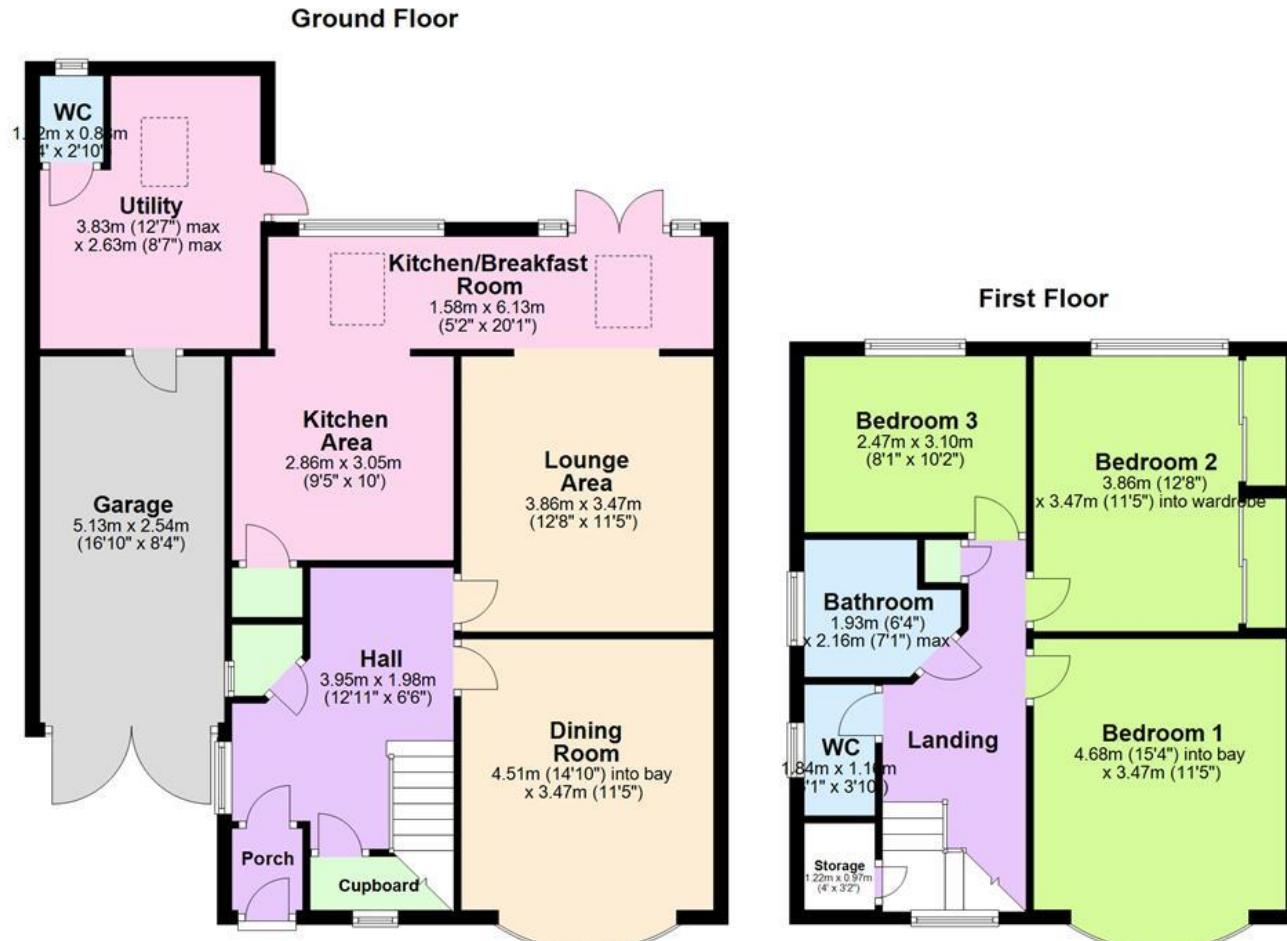
Dining Room-	4.51m (14'10") into bay x 3.47m (11'5")
Lounge Area-	3.86m (12'8") x 3.47m (11'5")
Kitchen -	6.13m (20'1") x 1.58m (5'2")
Kitchen Area-	3.05m (10') x 2.86m (9'5")
Utility-	3.83m (12'7") max x 2.63m (8'7") max
Bedroom 1-	4.68m (15'4") into bay x 3.47m (11'5")
Bedroom 2-	3.86m (12'8") x 3.47m (11'5")
Bedroom 3-	3.10m (10'2") x 2.47m (8'1")
Bathroom-	2.16m (7'1") max x 1.93m (6'4")
Garage-	5.13m (16'10") x 2.54m (8'4")

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

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

Map Location

