



Princes Avenue,  
Walsall, WS1 2DG

Offers in Excess of £425,000

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Set in a highly sought after residential location, within easy reach of schools, amenities, and transport links and with Walsall Arboretum only a short distance away, this impressive semi-detached home offers well proportioned and neatly presented accommodation with internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, lounge with bay window to the front and feature fireplace with gas fire inset, separate sitting room with open-fireplace and French windows to the rear and open-plan kitchen / dining area which features a range of fitted units, electric cooker point, plumbing for a washing machine and dishwasher, access to useful storage cupboard and further French windows leading into the rear garden.

To the first-floor bedroom one is a generous double bedroom with ensuite shower facilities and there are three further bedrooms - two excellent doubles and a good sized single - and the family bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden is predominantly paved with a selection of shrubs / bushed, timber built summerhouse and a bar area and there is a lawned fore-garden with driveway parking.



# Property Specification

WLL PROPORTIONED SEMI-DETACHED HOUSE  
EXCELLENT AMENITIES AND SCHOOLS NEARBY  
WALSALL ARBORETUM A SHORT DISTANCE AWAY  
TWO GENEROUS RECEPTION ROOMS  
OPEN PLAN KITCHEN / DINING 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: 22nd March 2023

Hall 2.73m (8'11") x 2.00m (6'7")

Lounge 4.50m (14'9") into bay x 3.42m (11'3")

Sitting Room 3.80m (12'5") x 3.42m (11'3")

Dining Area 3.30m (10'10") x 2.90m (9'6")

Kitchen 4.71m (15'5") x 4.00m (13'1") max

WC 1.77m (5'10") x 0.80m (2'7")

Landing

Bedroom 1 4.74m (15'6") x 3.09m (10'2") plus alcove plus 3.06m (10') x 3.06m (10')

En-suite 2.70m (8'10") x 0.96m (3'2") max

Bedroom 2 3.76m (12'4") x 3.44m (11'3") plus 0.10m (0'4") x 0.10m (0'4")

Bedroom 3 3.63m (11'11") x 3.42m (11'3") max plus 0.10m (0'4") x 0.10m (0'4")

Bedroom 4 3.17m (10'5") x 2.00m (6'7") plus 0.10m (0'4") x 0.10m (0'4")

Bathroom 2.20m (7'3") x 1.70m (5'7")

## Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: C

Tenure: Freehold

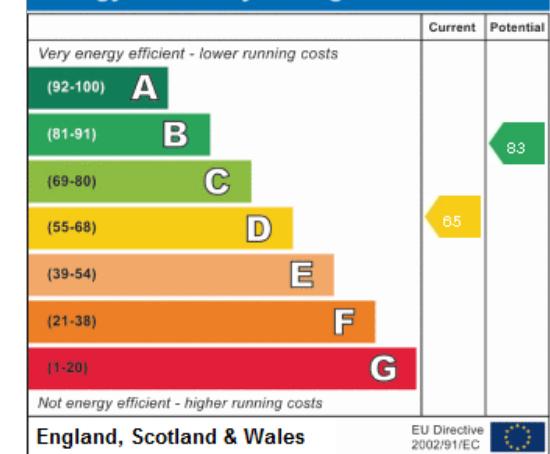
# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location

