



Leigh Close,  
Walsall, WS4 2DU

Offers in the Region Of £350,000

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Paul Carr Estate Agents are delighted to bring to market this immaculately presented three-bedroom link-detached house which is set in a sought-after cul-de-sac in Walsall, ideally positioned for families seeking good access to schools, amenities and transport links.

The ground floor comprises a light and airy lounge area, open plan to the dining area, creating a versatile living and entertaining space with direct access to the neatly maintained rear garden from the dining space.

The kitchen provides a range of fitted units and a gas cooker point, complemented by a useful utility room with plumbing for a washing machine, space for a tumble dryer and additional fitted units. A useful guest WC completes the ground floor accommodation.

Upstairs, there are two double bedrooms, both with built-in wardrobes, and a further single bedroom. The family bathroom includes a WC, wash basin and bath with electric shower over.

Outside, the property benefits from driveway parking to the front with access to a single garage, along with a neatly maintained rear garden.

The property is well placed for local amenities in Walsall town centre, including shops, supermarkets and leisure facilities. Nearby schools serve the area, making this location particularly suitable for families. Local parks in and around Walsall, including the esteemed Walsall Arboretum, provide green space for walking and recreation.

Public transport links are readily accessible, with Walsall railway station offering services towards Birmingham and other regional destinations, with journey times to Birmingham New Street typically around 20-25 minutes. Local bus routes also connect the surrounding residential areas with the town centre and neighbouring districts.





## Property Specification

### Hall

**Lounge** 5.47m (18') max x 4.32m (14'2")

**Dining Area** 3.01m (9'10") x 2.74m (9')

**Kitchen** 3.46m (11'4") x 2.64m (8'8")

**Utility** 3.08m (10'1") x 2.50m (8'2")

### WC

**Garage** 5.52m (18'1") x 2.45m (8') max

### Landing

**Bedroom 1** 3.50m (11'6") to wardrobe front x 2.98m (9'9")

**Bedroom 2** 3.00m (9'10") to wardrobe front x 2.98m (9'9")

**Bedroom 3** 2.58m (8'6") x 2.43m (8')

**Bathroom** 2.39m (7'10") x 1.70m (5'7")

## Viewer's Notes

Services connected: Gas, electricity, water & drainage.

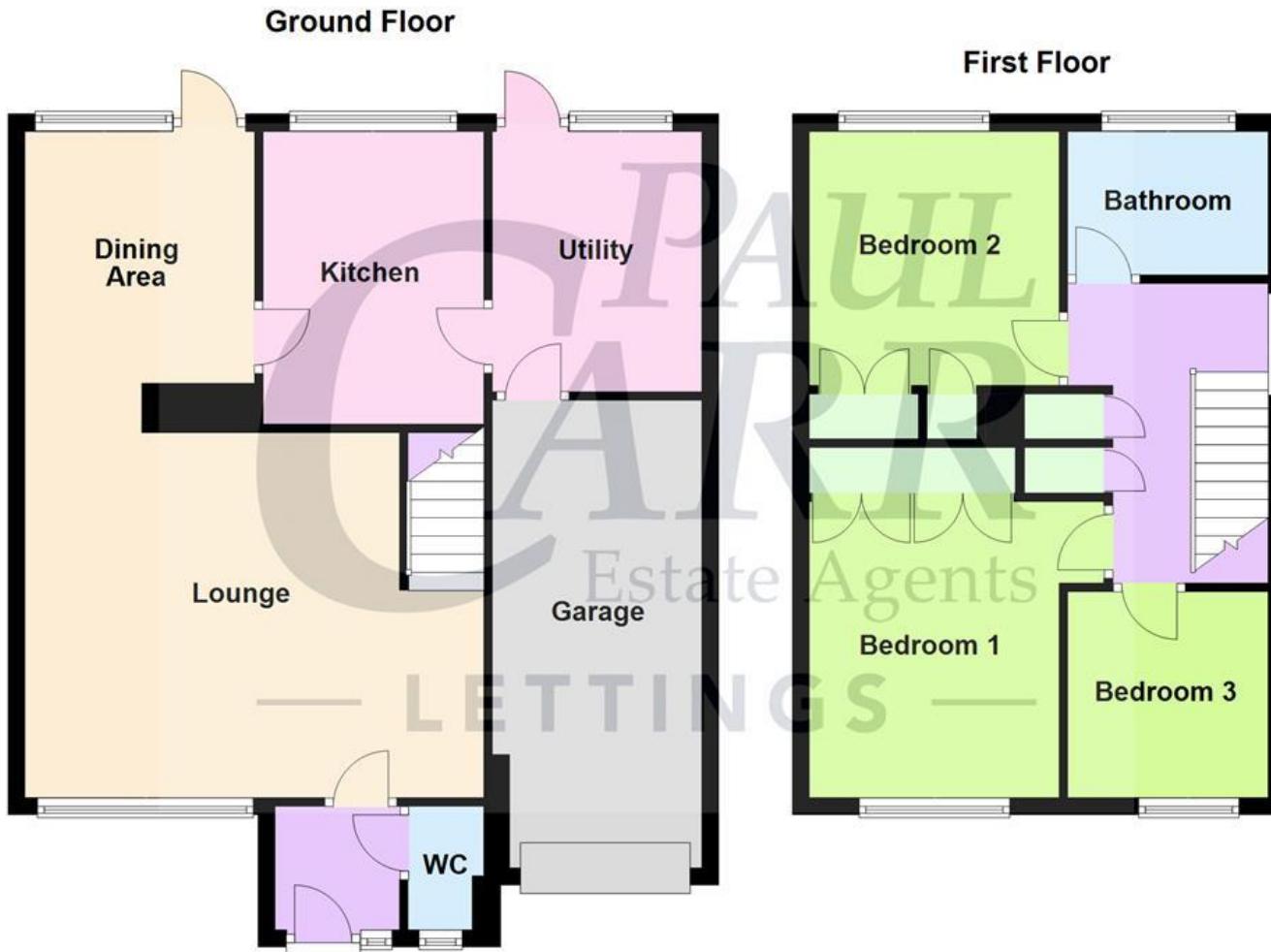
Council tax band: D Tenure: Freehold

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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

