



Leigh Close,  
Walsall, WS4 2DU

Offers in the Region Of £350,000



# Walsall

## 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

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.

# Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

