



EDWARDS MOORE

THE ESTATE AGENCY

60 Buchanan Road, Walsall, West Midlands, WS4 2EN

Offers in the region of £365,000

The Property

A much extended, traditionally styled detached property situated in this enviable residential location, amongst similar character properties with the added benefit of delightful views across Walsall arboretum to the rear. With gas fired central heating and uPVC double glazing the well planned accommodation in greater details comprises

On Approach uPVC double glazed front door leads in to enclosed porch with tiled flooring and wall mounted light point. With further uPVC double glazed door with side paneling into

Reception Hall With staircase off to the first floor. Central heated radiator Power points and cornice to ceiling and ceiling light point. Door into

Living Room 17' 6" x 13' 10" (5.33m x 4.21m) Having uPVC double glazed sliding door and side windows overlooking delightful rear garden also giving a good degree of natural light. Central heating radiator, Power points, Television aerial points and the focal point being the feature fire place with inset gas fire and surround. Cornice to ceiling and ceiling light point and door into

Seperate Dining Room 15' 4" x 11' 0" (4.67m x 3.35m) Having uPVC double glazed bay window to front. Central heating radiator, Power points. Cornice to ceiling and ceiling light point and door into

Dining Kitchen 15' 5" x 11' 10" (4.70m x 3.60m) Having uPVC double glazed window to rear. Central heated radiator, Power points, Part tiling to walls. A range of matching wall cupboards with base units beneath with work surfaces incorporating one and half sink unit with drainer with mixed tap above. Space and plumbing for cooker together with integrated dish washer and fridge. Ceramic tiled flooring television aerial point and ceiling light point. Door off to

Useful Utility Space with uPVC double glazed door to rear space and plumbing for washing machine and dryer together with a range of matching wall cupboards with base units beneath with roll top work surfaces incorporating one and half a sink unit and drainer with mixed tap above. Velloped window to ceiling and door off into

Guest W.C Having uPVC frosted window to rear low level WC and wall mounted wash hand basin with tiled splash back. Central heated radiator and Ceiling light point. Door from Utility also off to

Garage 15' 1" x 11' 8" (4.59m x 3.55m) which has electrically operated roller shutter door to front, Power point and Ceiling light point.

Landing stairs lead off to Landing With loft and useful storage cupboard space and doors to the following

Master Bedroom Suite 16' 8" x 10' 1" (5.08m x 3.07m) Having Two uPVC double glazed windows to front two central heated radiators Power point, Cornice to ceiling and ceiling light point. Dressing areas with a range of built in fitted wardrobes and arch way gives access off to

Ensuite Shower Room Being fully tiled and having central heated radiator matching suite comprising low level W.C. pedestal wash hand basin and fully tiled enclosed shower cubicle with Triton electric shower and height adjustable hose, Wall mounted cabinets, Extractor and ceiling light point.

Bedroom Two 15' 5" x 8' 10" (4.70m x 2.69m) Has uPVC double glazed bay window to front central heated radiator power points a range of built in wardrobes and ceiling light point.





Bedroom Three 10' 9" x 9' 2" (3.27m x 2.79m) uPVC double glazed window to rear with further french door on to balcony area. Central heated radiator, Power points. A range of built in wardrobes corner to ceiling and ceiling light points.

Bedroom Four 8' 4" x 7' 9" (2.54m x 2.36m) uPVC double glazed window to rear. Central heated radiator, Power points, Wall mounted central heated boiler providing domestic hot water and gas central heating. Cornice to ceiling and ceiling light point and door to

Refitted family bathroom Being fully tiled and having uPVC double glazed obscure window to rear. Ladder style heated towel rail panel bath pedestal wash hand basin with mixed tap above fully tiled enclosed shower cubicle with power shower and height adjustable hose. Inset ceiling spot lights. On landing doors also off to

Seperate W.C. With uPVC double glazed frosted window to side low level W.C., wall mounted wash hand basin, part tiling to walls and Ceiling light point.

Outside To the front the property is set back from the road beyond a good sized frontage providing block paved driveway for off street parking. Flanked by mature shrubs and planting and to the rear of the property is a stunning mature rear garden consisting of paved patio area with steps down to shaped lawned area with well stocked shrub borders ornamental pond with planting further range of tree shrubs and fencing to all sides together with views across the arboretum.

EPC Rating: TBC

Tenure: Freehold

Council Tax: F

Fixtures and Fittings: All items specified in these sales particulars pass with the property.

Viewing: By prior telephone appointment with Edwards Moore, Walsall Office on 01922 615 222





NOTE TO PROSPECTIVE PURCHASER

It is our intention to prepare these particulars as accurately as possible. If you require clarification on any points please call us before viewing especially if you are travelling a great distance. Purchasers please note that none of the services mentioned have been tested nor have any fitted gas, electrical or other appliances referred to in these details. It is suggested that purchasers should have these independently checked prior to an exchange of contract.

Estate House
Darwall Street
Walsall
WS1 1DA
01922 615 222
Wallsales@edwardsmoore.co.uk
www.edwardsmoore.co.uk