



**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

**Separate 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

**Separate 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.

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