



**18, Kenilworth Crescent,  
Walsall, WS2 7RE**

**£240,000.00**



**IMMACULATED PRESENTED MODERN STYLE SEMI, CUL DE SAC, EN-SUITE & STEAM SHOWER, GARAGE/GYM, EV CHARGING POINT.** Located in a quiet cul-de-sac on Kenilworth Crescent, this stylish 3-bedroom semi-detached home is ideal for the young family. Excellent access to M6 motorway network and Walsall/Bloxwich town centres. Reedswood Park retail facilities nearby, the location is both pleasant and convenient. The property features a welcoming hallway, downstairs WC, and a modern fitted kitchen with high gloss units and integrated appliances. To the rear is an L-shaped lounge/diner with media wall and French doors leading to a generous garden with artificial lawn and patio canopy. Upstairs boasts a master bedroom with en-suite steam shower, two further bedrooms (one with fitted wardrobes), and a family bathroom with a P-shaped bath and electric shower. Further benefits include a 5m garage currently used as a gym, off-road parking, electric car charging point, and bespoke window shutters throughout (excluding en-suite). A fantastic family home—early viewing advised.

**Description** Immaculately Presented Three-Bedroom Semi-Detached Home in a Quiet Cul-de-Sac Set in a pleasant cul-de-sac location, this modern and stylish three bedroom semi detached property is ideal for families seeking comfort, convenience, and contemporary living. Located within easy reach of Walsall and Bloxwich town centres, the home also benefits from excellent transport links, including nearby access to the M6 motorway, making it ideal for commuters. The popular Reedswood Park retail facilities are also just a short distance away, providing a range of shopping amenities. Upon entering the property, you are welcomed by a light and inviting reception hallway, with access to a convenient downstairs WC. The fitted kitchen is beautifully appointed with a range of matching high gloss units and integrated appliances, offering a sleek and functional space for cooking and entertaining. To the rear, the property boasts a spacious L-shaped lounge/dining room, complete with a contemporary media wall and French doors that open out to the rear garden—ideal for both relaxing and hosting guests. Upstairs, the first-floor landing leads to a master bedroom, which benefits from a stylish en-suite shower room featuring a luxurious corner steam shower cabin. There are two further bedrooms, one of which includes a range of fitted wardrobes, providing ample storage space. The family bathroom is fitted with a modern P-shaped bath with shower fitment and an electric shower over. Externally, the generous rear garden is low-maintenance and designed for enjoyment, featuring artificial lawn, a patio area, and a canopy providing year-round outdoor shelter. The property also includes a 5-metre garage, currently utilised as a home gym, as well as off-road parking and an electric car charging point for added convenience. Additional benefits include made-to-measure window shutters throughout the property (excluding the en-suite), gas central heating, and UPVC double glazing, ensuring comfort and efficiency. This fantastic home ticks all the boxes for modern family living—viewing is highly recommended to fully appreciate all it has to offer.

**Reception Hall** with under stairs storage cupboard

**Downstairs W.C.**



**Fitted Kitchen:** 9' 0" x 7' 5" (2.74m x 2.26m) with six ring induction hob, electric fan assisted oven and warming drawer, microwave, integrated Neff refrigerator/freezer, extractor hood, washer/dryer and hot water boiling tap

**Lounge/Dining Room** 15' 5" max x 16' 6" max (4.71m x 5.03m)

### On The First Floor

#### Landing

**Bedroom One:** 12' 0" x 10' 1" (3.65m x 3.08m)

#### Ensuite Shower Room

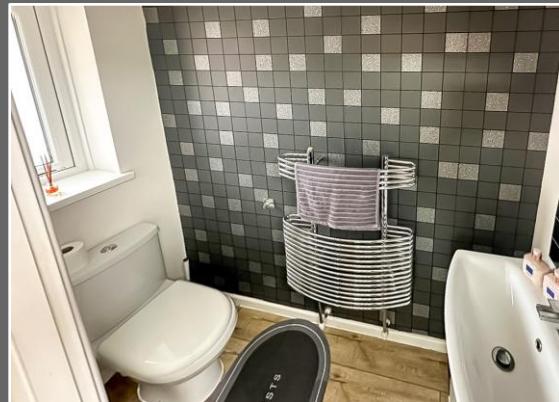
**Bedroom Two:** 10' 3" x 8' 10" max (3.12m x 2.69m)

**Bedroom Three:** 10' 10" x 7' 10" (3.30m x 2.39m)

#### Bathroom

**Garage:** 16' 8" x 8' 2" (5.09m x 2.50m)

**BUYERS INFORMATION:** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





TOTAL FLOOR AREA: 742 sq.ft. (68.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plans enclosed, measurements of doors, windows, rooms, etc. are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The heating, water supply and drainage systems have not been tested and no guarantee as to their working or energy efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		87
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

**3 Queens Parade, High  
Street  
Bloxwich  
WS3 2EX**

**01922 478 104**

### DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED : .....**

**DATE: .....**