

Connells

Dartmouth Avenue
Walsall

Dartmouth Avenue
Walsall WS3 1ST

for sale
£325,000







Property Description

A charming three bedroom detached property offering a wealth of character and excellent potential. Set within a generous plot, this attractive home provides spacious living accommodation across two floors. The ground floor comprises a welcoming entrance hall, lounge, separate dining room, kitchen, cloakroom w.c, conservatory overlooking the extensive rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway to the front, providing ample off road parking. To the rear of the property is an extensive lawned garden offering plenty of space for outdoor entertaining, gardening and family enjoyment.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Access Via

A front door opening into porch entrance with further door to:

Entrance Hall

Having a double glazed window to the side, radiator, under stairs storage cupboard, gas and electric meter and doors to:

Lounge

Having a double glazed bay window to the front, feature fireplace and radiator.

Dining Room

Having double glazed sliding doors to conservatory, double glazed window to the side, feature fireplace and radiator.

Kitchen

Having a double glazed window to the rear and side, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, integrated double oven and hob, plumbing for washing machine, space for appliances, complementary tiling and door to rear garden.

Cloakroom W.C

Having a double glazed window to the side, low level w.c and hand wash basin.

Conservatory

Having double doors to rear garden and complementary tiling.

First Floor

Landing

Having a double glazed window to the front, loft access and doors to:

Bedroom One

Having a double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom Two

Having a double glazed window to the rear and side, fitted wardrobes and radiator.

Bedroom Three

Having a double glazed window to the rear and radiator.

Bathroom

Having a double glazed window to the side, shower cubicle, low level w.c, hand wash basin, complementary tiling, storage cupboard and radiator.

Outside

To the front of the property is a driveway for off road parking, work shop/veranda to the side, power points



















Ground Floor **First Floor**

Total floor area 133.9 m² (1,441 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318329

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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