



£190,000

Burton Avenue, Walsall

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- SEMI DETACHED FAMILY HOME
- THREE WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN WITH DINING AREA
- LARGE OPEN-PLAN LIVING ROOM
- GROUND FLOOR GUEST WC
- FAMILY BATHROOM WITH SHOWER OVER BATH
- FRONT GARDEN
- DRIVEWAY WITH OFF-ROAD PARKING
- ATTACHED GARAGE
- QUIET CUL-DE-SAC LOCATION

## Property Description

SEMI-DETACHED FAMILY HOME WITH GARAGE & GENEROUS PLOT IN WS4 LOCATION

Welcome to Burton Avenue, Walsall, WS4 1NH - a superbly positioned three-bedroom semi - detached home offering spacious interiors, generous off-road parking, and a large attached garage. Nestled on a sizeable plot with front gardens, this property is ideal for families or anyone seeking comfortable living with future potential in a quiet residential neighbourhood.

## Main Particulars

SEMI-DETACHED FAMILY HOME WITH GARAGE & GENEROUS PLOT IN WS4 LOCATION

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### Room Details -

**Foyer** - 1.38m x 1.13m (4'6" x 3'8") - Small porch-style entry, leading into the hallway. Ideal for coats and shoes.

**Hall** - 1.90m x 2.85m (6'2" x 9'4") - Welcoming hallway connecting the living areas, stairs and guest WC.

**Living Room** - 4.36m x 6.07m (14'3" x 19'10") - A beautifully bright dual-aspect lounge with ample space for seating and family gatherings. Features multiple windows, fireplace, and neutral décor.

**Eat-In Kitchen** - 2.46m x 5.34m (8'0" x 17'6") - Modern kitchen with generous countertop space, integrated appliances, and dining area. Overlooks the garden and connects to the rear garage.

**Wc** - 1.13m x 0.94m (3'8" x 3'1") - Ground floor toilet with wash basin and window for ventilation.

**Garage** - 2.40m x 6.07m (7'10" x 19'10") - Excellent space for vehicle storage, workshop, or conversion potential. Rear access door to the garden.

### First Floor -

**Primary Bedroom** - 4.12m x 3.20m ( 13'6" x 10'5") - Spacious double with feature wall, fireplace, and space for wardrobes and storage.

**Bedroom Two** - 3.12m x 2.78m (10'2" x 9'1") - Another comfortable double room, ideal for children or guests.

**Bedroom Three** - 2.69m x 3.71m ( 8'9" x 12'2") - Good-sized single or small double with large window providing natural light.

**Bathroom** - 1.81m x 2.26m (5'11" x 7'4") - Complete with full-size bath, overhead shower, basin, and WC. Neutral tiles and natural light.

**Landing** - 1.76m x 2.78m (5'9" x 9'1") - Central access point for all first-floor rooms.

Don't miss out - call today to arrange your viewing or for more information about this superb family home in WS4.



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RE/MAX Elite  
0200 224242  
0200 224242

Energy rating

**D**

Valid until

31 February 2019

Expiry date for the

31 March 2019 19:00:00

Property type	One detached house
Total floor area	65 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

They cannot be let if they have an energy rating from F to G.

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

