



3 Bedroom Semi-Detached House

Dartmouth Avenue, Walsall

Offers In Region Of £139,950



REDSTONES

Offers are invited on this good sized three bedroom semi detached family home having the benefit of UPVC double glazing, gas central heating, fitted intruder alarm and no upward chain. This ideal family home further comprises, reception hall, lounge, dining room, sitting room (used previously as bedroom 4), conservatory (housing the kitchen), three bedrooms, family bathroom, good size rear garden with enclosed secure parking with large out buildings (workshop and mechanics inspection pit), block paved driveway to the front providing off road parking for several vehicles behind remote electric gates. Energy rating D.

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RECEPTION HALL With UPVC double glazed front door to the side, central heating radiator, stairs off to the first floor with understairs cupboard, doors leading to the lounge and dining room.

LOUNGE 11' 3" x 15' 11" (3.43m x 4.85m) With UPVC double glazed window, central heating radiator, featured fire place with a wood burner, wall lights and French doors with UPVC double glazed windows either side leading to the conservatory.

DINING ROOM 8' 11" x 13' 4" (2.72m x 4.06m) With UPVC double glazed window to the front and a central heating radiator.

CONSERVATORY 12' 11" x 24' 11" (3.94m x 7.59m) Being UPVC double glazed and brick construction, power and light points with kitchen area comprising, sink and drainer, roll top work surfaces, 4 ring gas hob, gas oven, plumbing and appliance space.

SITTING ROOM 11' 1" x 8' 1" (3.38m x 2.46m) With UPVC double glazed window to the rear and doors to the conservatory.

ON THE FIRST FLOOR LANDING With UPVC double glazed window to the side, doors to bedroom one, two, three, bathroom and access to the loft.

BEDROOM ONE 15' 1" x 9' 10" (4.6m x 3m) With UPVC double glazed window to the rear and a central heating radiator.

BEDROOM TWO 11' 4" x 10' 7" (3.45m x 3.23m) With a UPVC double glazed window to the front, fitted wardrobe with over head cupboards and a central heating radiator.

BEDROOM THREE 9' 8" x 8' 11" (2.95m x 2.72m) With UPVC double glazed window to the rear, fitted wardrobes and store cupboard with ' Worcester' combination boiler.

BATHROOM 7' 6" x 6' 6" (2.29m x 1.98m) With UPVC double glazed window to the side, pedestal wash hand basin, shower cubicle, tiled surrounds, low level W.C. and extractor fan.

GARAGE 22' x 16' 8" (6.71m x 5.08m) With two radiators, workshop space and a remote up and over door.

OUTSIDE To the front there is an enclosed block paved driveway providing off road parking for several vehicles behind remote electric gates and gate to the rear. To the rear there is a good size garage/workshop,two store cupboards (10'3" x7'11") and (7'11 x 9' 11") with power and lighting, car port, timber shed housing fully working low level W.C.

DOUBLE GARAGE 22' x 16' 8" (6.71m x 5.08m) With remote up and over shutter style door, power and light points, mechanics inspection pit and two

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	