

for sale

£340,000 Freehold



## Monmouth Road Walsall WS2 0EJ

Spacious DETACHED family home occupying a generous plot with driveway, garage and large rear garden. Offering THREE BEDROOMS, TWO RECEPTION ROOMS and an outstanding scope for modernisation and extension (STPP)

# Monmouth Road Walsall WS2 0EJ

## Porch

Welcoming entrance porch to hallway.

## Hall

Hallway providing access to all ground floor accommodation and stairs to first floor.

## Dining Room

14' 1" x 11' 6" ( 4.29m x 3.51m )

Having double-glazed bay window to front aspect, feature fireplace and central heating radiator.

## Living Room

21' 11" x 11' 6" ( 6.68m x 3.51m )

Generous dining room having feature fireplace, central heating radiator and sliding door to rear garden.

## Kitchen

11' 3" x 7' 3" ( 3.43m x 2.21m )

Having a range of wall and base units, plumbing for appliances and double-glazed window overlooking the rear garden.

## Wc

2' 6" x 5' 2" ( 0.76m x 1.57m )

ground floor wc.

## Landing

stairs to first floor giving access to all first floor accommodation.

## Bedroom One

15' 3" x 11' 2" ( 4.65m x 3.40m )

Principal bedroom having double-glazed bay window to front aspect and central heating radiator.

## Bedroom Two

12' 6" x 11' 10" ( 3.81m x 3.61m )

Double bedroom having double-glazed window to rear aspect and central heating radiator.

## Bedroom Three

8' 6" x 7' 3" ( 2.59m x 2.21m )

Well-sized third bedroom having double-glazed window to front and central heating radiator.

## Bathroom



5' 5" x 6' 9" ( 1.65m x 2.06m )

Family bathroom comprising a wash hand basin, low flush toilet, panelled bath and heated towel rail.

## Garage

17' 5" x 8' 2" ( 5.31m x 2.49m )

Generous garage having additional storage space.

## Rear Garden

Mainly laid to lawn with mature trees and planting.





Total floor area 118.3 m<sup>2</sup> (1,273 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](http://www.propertybox.io)



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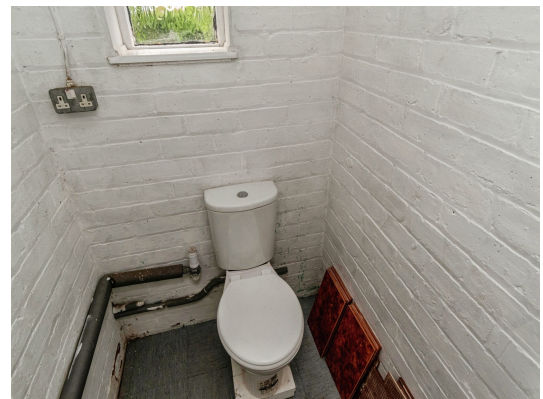
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 WILLENHALL WV13 2BG

Property Ref: PW1104607 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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