





28 BAGWALL CRESCENT

WEDNESBURY, WS10 8WA

£325,000

FREEHOLD

Situated on the highly sought-after Wards Keep development, this modern and attractive double-fronted detached home offers spacious and well-appointed accommodation throughout, making it an ideal choice for family living.

Occupying a desirable corner plot, the property boasts a superb kitchen/diner, spacious living room and convenient ground floor W.C. To the first floor are three generously sized double bedrooms, with the principal bedroom benefiting from an en-suite, alongside a family bathroom.

Externally, the property enjoys an enclosed rear garden, a garage to the side and a driveway providing ample off-road parking.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

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• Situated on the highly desirable Wards Keep development • Modern and attractive double-fronted detached family home • Occupying a desirable corner plot • Spacious and well-presented accommodation throughout • Superb kitchen/diner, ideal for family living and entertaining • Generously sized living room with media wall • Three spacious double bedrooms, including a principal bedroom with en-suite • Modern family bathroom serving the remaining bedrooms • Enclosed rear garden, side garage and driveway providing ample off-road parking • EPC = B





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APPROACH

The property is approached via a driveway providing off road parking with lawned foregardens adjacent.

ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the ground floor w.c, living room and dining kitchen.

LIVING ROOM

Double glazed window to the front, double glazed bay window to the side, radiator and media wall with inset electric fireplace.

DINING KITCHEN

Two double glazed windows to the rear, double glazed double doors opening out to the rear garden, ceiling down lighters, three Velux style skylight windows and a range of contemporary fitted wall, drawer and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is an integrated fridge, freezer, electric oven with 5 ring gas hob above and a useful storage cupboard with plumbing for a washing machine and space for a tumble dryer.

GROUND FLOOR W.C

Double glazed obscure window to the front, radiator, close coupled w.c and pedestal wash hand basin.

FIRST FLOOR LANDING

Loft access hatch, radiator, double glazed window to the rear, built in storage cupboard and doors to:

BEDROOM ONE

Double glazed window to the front, radiator, fitted wardrobes and door to an en-suite shower room.

EN-SUITE SHOWER ROOM

Double glazed obscure window to the front, ceiling down lighters, towel rail and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and corner shower enclosure.

BEDROOM TWO

Double glazed window to the front and radiator.

BEDROOM THREE

Double glazed windows to the side and rear and radiator.

FAMILY BATHROOM

Double glazed obscure window to the rear, ceiling down lighters, tiled floor, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and panelled bath with shower above.

REAR GARDEN

To the rear of the property is a pleasant and low maintenance enclosed garden with a paved patio area and artificial lawn beyond. A side gate provides access to the front.

GARAGE

Power points, lighting, door to the rear and an up and over door to the front.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Walsall Council - Tax Band D

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, 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 £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

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ADDITIONAL INFORMATION

Local Authority – Walsall

Council Tax – Band D

Viewings – By Appointment Only

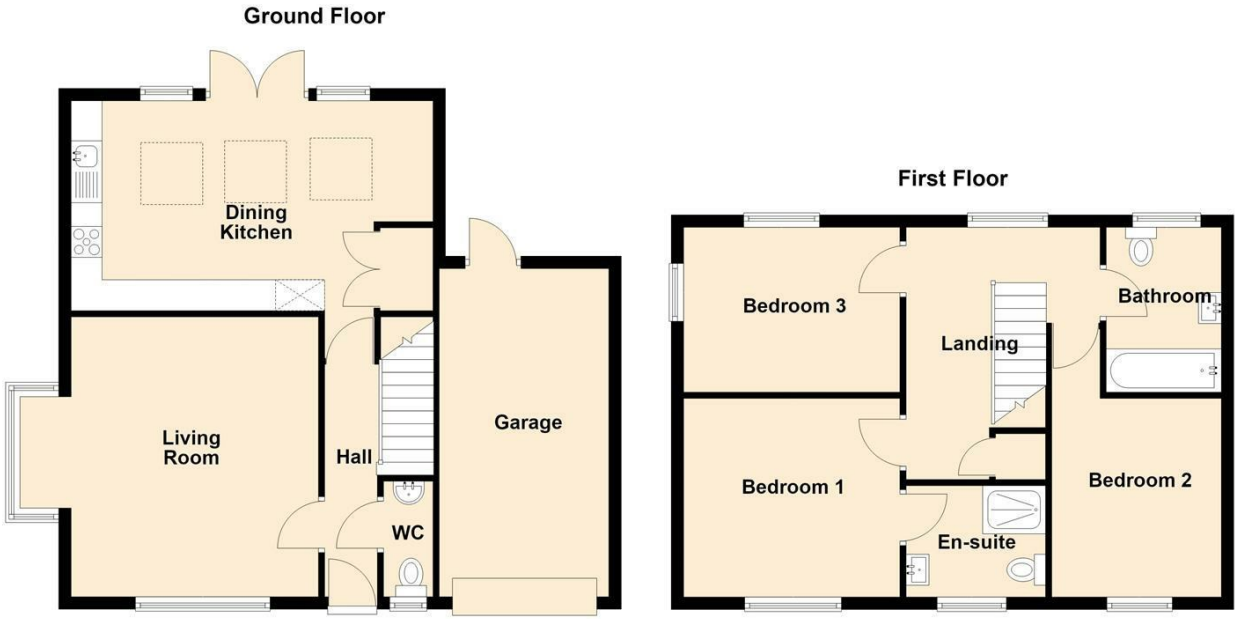
Tenure – Freehold

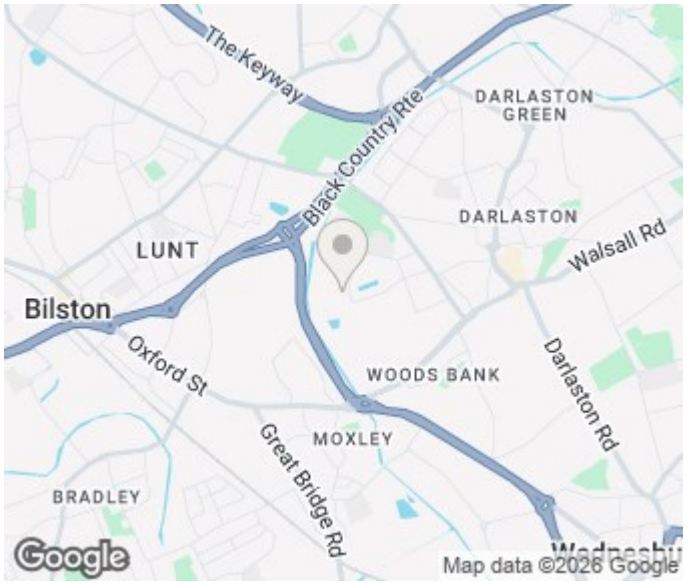


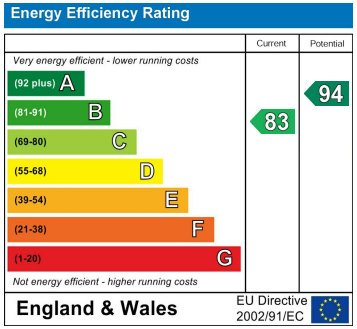












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements