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95 BESCOT CRESCENT, WALSALL

This well-presented, extended, four bedroomed semi-detached house occupies a pleasant and convenient position in this popular and sought after residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities, schools for children of all ages and Junction 9 of the M6 Motorway is within only a short driving distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to fully appreciate the spaciouly proportioned family accommodation, which briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC sliding entrance door and tiled floor.

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring, coved cornices, under stairs storage cupboard and stairs off to first floor.

THROUGH LOUNGE

8.53m x 3.55m (28' 0" x 11' 8") having UPVC double glazed angular bay window to front, two ceiling light points, central heating radiator, feature fireplace surround with fitted gas fire, coved cornices and UPVC double glazed French door to rear garden.

SITTING ROOM

3.90m x 3.09m (12' 10" x 10' 2") having UPVC double glazed angular bay window to front, pin spot lighting, central heating radiator, wooden flooring and under stairs storage space.

BREAKFAST KITCHEN

5.12m x 4.09m (16' 10" x 13' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, integrated appliances, pin spot lighting, two central heating radiators, wooden flooring, UPVC double glazed window to rear and UPVC door to rear garden.

UTILITY ROOM

having appliance space, plumbing for automatic washing machine, roll top work surfaces and pin spot lighting.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit, pin spot lighting and wooden flooring.

FIRST FLOOR LANDING

having ceiling light point, coved cornices and loft hatch.

BEDROOM NO 1

4.72m x 3.00m (15' 6" x 9' 10") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, a range of fitted wardrobes and drawer units and built-in mirrored wardrobe.

EN SUITE BATHROOM

having P shaped bath with fitted shower unit and glazed screen, 'his and hers' wash hand basins with vanity unit under, low flush w.c., splash back surrounds pin spot lighting, heated towel rail, shaver socket, extractor fan and UPVC double glazed window to rear.

BEDROOM NO 2

4.14m x 3.56m (13' 7" x 11' 8") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and built-in mirrored wardrobe.

BEDROOM NO 3

4.00m x 3.56m (13' 1" x 11' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 4

2.26m x 2.16m (7' 5" x 7' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to rear.

OUTSIDE

EXTENSIVE BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

ENCLOSED REAR GARDEN

with timber fencing surround, decking area with glazed balustrades, steps leading down to artificial lawn, shaped flower and shrub borders, cold water hose tap and timber garden shed.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/05/05/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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