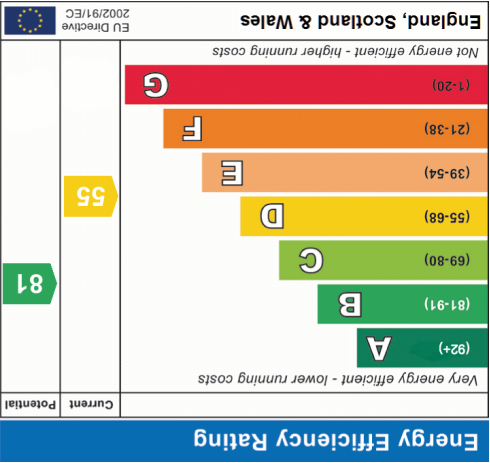
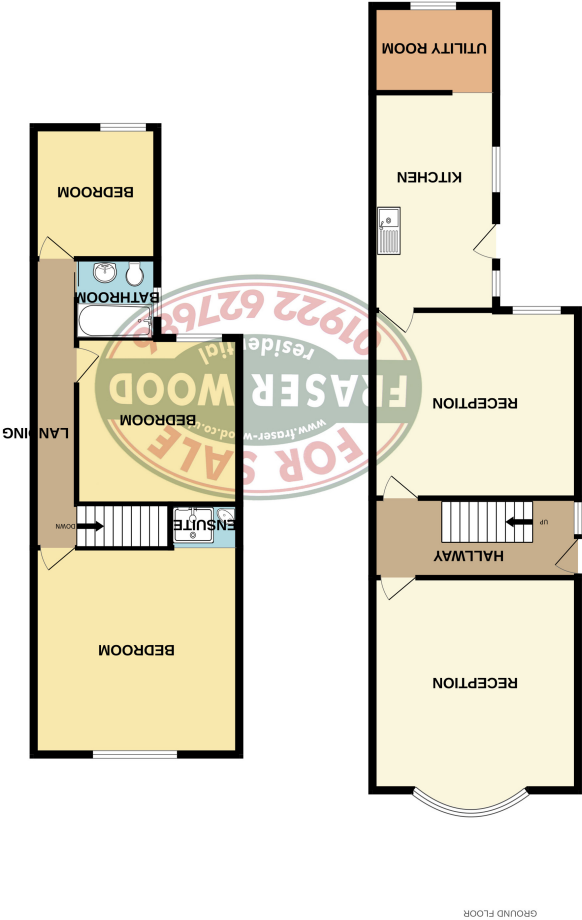




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide only. As to the accuracy of the figures, no guarantee can be given. Made with Blueprints (2025)



5 Princes Avenue, Walsall, WS1 2PH

OFFERS REGION £345,000





**5 PRINCES AVENUE, WALSALL**

This spaciouly proportioned, traditional three bedroomed semi-detached house occupies a pleasant position in this popular residential area of the Borough and is well served by all amenities including public transport services to neighbouring areas, local shopping facilities, a good range of schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools, Walsall Arboretum and the M6 Motorway at Junctions 7, 9 or 10 are all within easy reach.

Viewing is highly recommended to fully appreciate the accommodation, which includes many original features including Minton flooring and lovely leaded light glass in the hall and briefly comprises the following:- (all measurements approximate)

**RECEPTION HALL**

having entrance door with stained leaded light effect glass, ceiling light point, central heating radiator, feature Minton tiled flooring, under stairs storage space and stairs off to first floor.

**FRONT RECEPTION ROOM**

4.69m x 2.52m (15' 5" x 8' 3") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, dado rails and feature fireplace surround.

**REAR RECEPTION ROOM**

4.52m x 3.65m (14' 10" x 12' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring, coved cornices and feature fireplace surround.

**KITCHEN**

4.78m x 2.72m (15' 8" x 8' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, tiled floor, ceiling light point, central heating radiator, two UPVC double glazed windows to side and UPVC door to rear garden.

**UTILITY ROOM**

2.72m x 1.90m (8' 11" x 6' 3") having plumbing for automatic washing machine, base cupboards with roll top work surfaces, central heating boiler, ceiling light point and UPVC double glazed window to rear.

**FIRST FLOOR LANDING**

having ceiling light point, central heating radiator and loft hatch provided access to GOOD SIZED LOFT SPACE.

**BEDROOM NO 1**

4.55m x 4.52m (14' 11" x 14' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.

**EN SUITE**

having shower cubicle with fitted shower unit, wash and basin, fully tiled walls, pin spot lighting and extractor fan.

**BEDROOM NO 2**

3.66m x 3.58m (12' 0" x 11' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator.

**BEDROOM NO 3**

2.89m x 2.73m (9' 6" x 8' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BATHROOM**

having white suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, wooden flooring and UPVC double glazed window to side.

**OUTSIDE**

**WALLED FOREGARDEN**

with a variety of trees and bushes in gravelled bed and with pathway to front door.

**ENCLOSED REAR GARDEN**

with timber fencing surrounds, paved patio area, lawn , a variety of trees and bushes and with 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/12/09/25

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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.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.