



## 16 GLENELG MEWS, WALSALL

A spacious, extended mews property, ideally located off Beacon Road and Birmingham Road, in this delightful area of south Walsall.

The property is within approximately 3km distance of the M6 Motorway, providing ready access to the remainder of the West Midlands conurbation and beyond. There are also excellent public transport services along Birmingham Road.

Glenelg Mews is a delightful tree-lined cul-de-sac and affords a high degree of privacy and seclusion away from the hustle and bustle of modern living.

The property has been considerably improved and re-designed by the present occupiers to provide superb family accommodation

### RECEPTION HALL

with wooden flooring, hot water radiator.

### GUEST CLOAKROOM off,

with w.c., vanity unit with wash hand basin, fitted storage unit and UPVC double glazed window.

### SITTING ROOM

17' x 13' 5" (5.18m x 4.09m) having as its focal point a feature inset fireplace with tiled hearth and a free standing cast iron log effect electric fire, coved ceiling, UPVC double glazed window and UPVC double glazed picture window overlooking the rear garden.

### MAGNIFICENT FAMILY ROOM/DINING KITCHEN

measuring overall 26' 9" x 10' (8.15m x 3.05m) comprising:

KITCHEN AREA with part tiled walls and a full range of fitted base and wall cupboards, work surfaces, ceramic sink with mixer tap above, range cooker, integrated dishwasher and microwave and UPVC double glazed window overlooking the rear garden.

FAMILY AREA with spotlights, roof light, hot water radiator and UPVC double glazed French doors opening to the garden.

### REAR LAUNDRY ROOM

11' 6" x 4' (3.51m x 1.21m) plus additional 5' 2" x 4' (1.58m x 1.21m) with UPVC double glazed window, wall mounted central heating boiler, hot water radiator and plumbing for automatic washing machine. Access to the rear garden via UPVC double glazed door.

### FIRST FLOOR LANDING

#### BEDROOM NO 1 (Front)

12' x 10' 9" (3.66m x 3.28m) with hot water radiator, built-in wardrobes with four sliding doors, UPVC double glazed window and French door leading to front BALCONY.

#### BEDROOM NO 2 (Rear)

12' 6" x 10' 4" (3.81m x 3.15m) with UPVC double glazed window, hot water radiator and built-in wardrobes with sliding doors.

#### BEDROOM NO 3 (Rear)

12' 7" x 6' 5" (3.84m x 1.96m) with UPVC double glazed window and hot water radiator.

### NEW OFFSUITE SHOWER ROOM

having part tiled walls, superb fitted shower cubicle with shower over, w.c., wash hand basin, towel radiator and UPVC double glazed window.

### LUXURY PART TILED BATHROOM

having panelled bath with shower over, w.c., vanity wash hand basin, UPVC double glazed window and towel radiator.

### OUTSIDE

#### PART SHARED BLOCK PAVED DRIVEWAY

from the roadway, which in turn leads to a PRIVATE BLOCK PAVED DRIVEWAY providing off-road parking facilities and access to the:

#### INTEGRAL GARAGE

16' 3" x 8' (4.95m x 2.44m) with electric sectional door.

#### DELIGHTFUL, ENCLOSED L-SHAPED REAR GARDEN

having paved patio area and steps leading up to a shaped mature lawn with extensive well stocked mature shrub borders, a central seating area, a corner summer house and a further seating arbour.

### 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

### 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 D with Walsall Metropolitan Borough Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/23/05/24

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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.

