



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.



67 Buchanan Road, Walsall, WS4 2EW

OFFERS REGION £415,000



## 67 BUCHANAN ROAD, WALSALL

Viewing is highly recommended to fully appreciate the standard of appointment of this considerably extended three bedrooomed semi-detached house, which occupies a pleasant position in this popular and sought after residential area of the Borough.

The property is well served by all amenities including public transport services to neighbouring areas, a good range of both private and state schools for children of all ages, local shopping facilities, Walsall Arboretum, Park Lime Pits Nature Reserve and Lakes and Calderfields Golf Course and the M6 Motorway at Junctions 7, 9 or 10 provides ready access to the remainder of the West Midlands conurbation and beyond.

The well presented family accommodation briefly comprises the following:- (all measurements approximate)

### PORCH

having entrance door, pin spot lighting and tiled floor.

### RECEPTION HALL

having entrance door, pin spot lighting, central heating radiator, under stairs storage cupboard and stairs off to first floor.

### LOUNGE

4.16m into bay x 3.49m (13' 8" x 11' 5") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

### SITTING ROOM

3.72m x 3.23m (12' 2" x 10' 7") having ceiling light point, central heating radiator and feature media wall with cupboards and shelving surrounds.

### EXTENDED L-SHAPED BREAKFAST KITCHEN

5.44m maximum x 5.29m maximum (17' 10" x 17' 4") having inset sink unit, wall, base and drawer cupboards, quartz work surfaces and splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, integrated dishwasher and fridge freezer, pin spot lighting, central heating radiator, two Facro roof windows, UPVC double glazed window to rear and UPVC patio door to rear garden.

### LOBBY

having UPVC door to rear garden, ceiling light point, central heating radiator and tiled floor.

### GUEST CLOAKROOM

having low flush w.c., wash hand basin with splash back surrounds, ceiling light point, central heating radiator, tiled floor and extractor fan.

### FIRST FLOOR LANDING

having feature leaded light effect window to side, ceiling light point plus additional pin spot lighting and loft hatch.

### BEDROOM NO 1

4.43m x 3.31m (14' 6" x 10' 10") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.76m x 3.29m (12' 4" x 10' 10") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BEDROOM NO 3

2.48m x 2.36m (8' 2" x 7' 9") having UPVC double glazed window to front, ceiling light point and central heating radiator.



### BATHROOM

having modern style white suite comprising roll edge bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, pin spot lighting, heated towel rail and UPVC double glazed window to rear.

### OUTSIDE

### FOREGARDEN

with mature lawn, flower and shrub borders, BLOCK PAVED DRIVEWAY providing off-road parking for several vehicles and with pathway to front door.

### GARAGE

5.36m x 2.15m (17' 7" x 7' 1") having double doors to front, power and lighting, central heating boiler and plumbing for automatic washing machine.

### ENCLOSED REAR GARDEN

with timber fencing surround, patio area, mature lawn with a variety of trees and bushes, timber garden shed and flower and shrub borders.

### 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 D with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/27/01/26

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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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