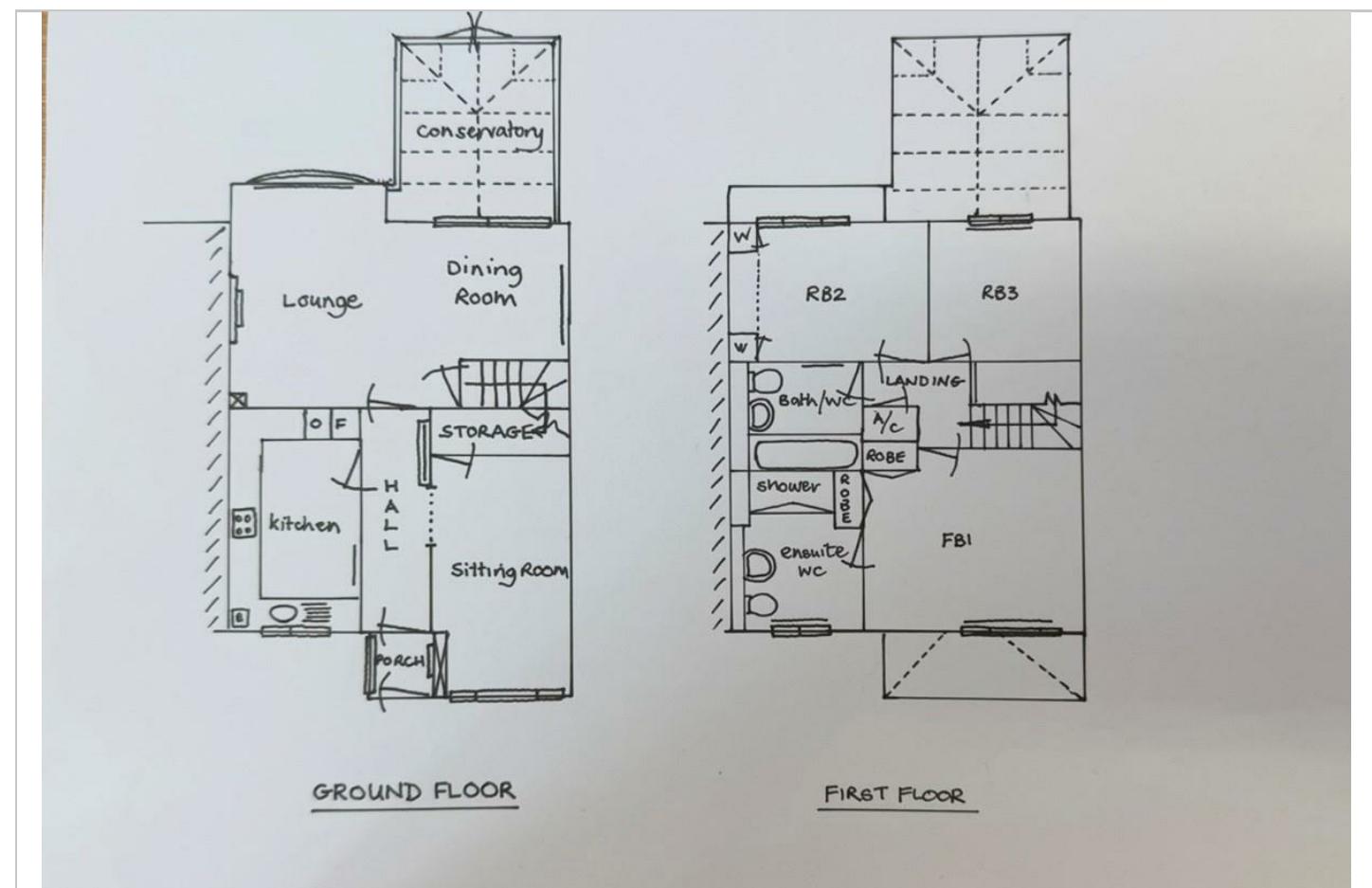


## Floor Plan



## Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

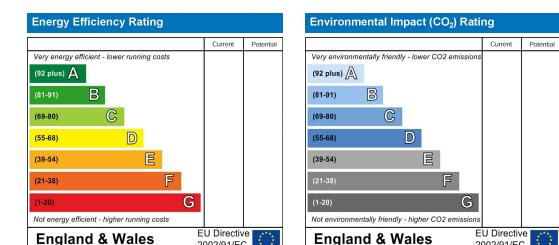
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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## Energy Performance Graphs



## 2 Basalt Close

, Walsall WS2 8XB  
Offers In The Region Of  
£240,000 Freehold



# 2 Basalt Close

, Walsall WS2 8XB

Offers In The Region Of £240,000 Freehold



## DESCRIPTION

Nestled in the desirable Basalt Close, Walsall, this charming home, built in 1997, presents an excellent opportunity for those seeking a well-appointed residence. The property is conveniently located near a variety of local amenities, ensuring that daily necessities are just a stone's throw away.

This much-improved and immaculately presented home is offered with the added benefit of no onward chain, making it an ideal choice for a smooth transition. The property boasts gas central heating and PVCu double glazing, ensuring comfort and energy efficiency throughout the year.

Upon entering, you are welcomed by an enclosed storm porch that leads into a spacious entrance hall. The modern kitchen is well-equipped, perfect for culinary enthusiasts. The full-width lounge and dining room create a warm and inviting atmosphere, seamlessly connecting to a delightful conservatory that invites natural light and offers a tranquil space to relax. Additionally, there is a versatile sitting room that can serve as a fourth bedroom, catering to various living arrangements.

The first floor features three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room and WC, providing a private retreat. A good-sized family bathroom and WC complete the upper level, ensuring ample facilities for all.

Outside, the property is complemented by a driveway, providing convenient off-road parking, as well as fore and rear gardens that offer outdoor space for leisure and enjoyment. This home is a perfect blend of comfort, style, and practicality, making it an excellent choice for families or individuals alike.

The internal accommodation may be more fully detailed as follows; (all measurements approximate)

## ON THE GROUND FLOOR

### A PVCu DOUBLE GLAZED ENCLOSED STORM PORCH

With meter cupboard and entrance door opening into the;

### WELCOMING RECEPTION HALL

Having a single panel radiator and archway leading to the;

### FRONT SITTING (FORMER GARAGE) measuring

12'5" x 7'7" max (3.8m x 2.33m max)

Having a PVCu double glazed window to the front aspect, electric fire and useful understairs built in storage cupboard.

### FRONT KITCHEN measuring

11'5" x 6'5" (3.5m x 1.96m)

Comprehensively equipped in a range of white fronted base and wall units having contrasting work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, four ring gas hob with extractor hood over and eye level built in electric oven, integrated fridge/freezer, built in Baxi 600 central heating condensing boiler, ceramic tiling to splash back areas, single panel radiator and PVCu double glazed window to the front aspect.

### FULL WIDTH REAR LOUNGE/DINING ROOM measuring

18'2" x 13'5" max (5.55m x 4.1m max)

The focal point of which is provided by an attractive fire surround with raised hearth and inset flame effect gas fire, two single panel radiators, a PVCu double glazed bow window overlooking the rear garden, built in enclosed staircase access leading to the first floor and double glazed aluminium and hardwood patio windows allowing access to the;

### REAR CONSERVATORY measuring

9'4" x 8'2" (2.86m x 2.5m)

Having double opening French doors leading to the rear garden.

## ON THE FIRST FLOOR

### SPACIOUS CENTRAL LANDING AREA

With access panel to the loft space, airing cupboard with hot water cylinder and doors radiating to the following; -

### FRONT BEDROOM ONE measuring

8'4" x 11'11" (2.55m x 3.65m)

Having a PVCu double glazed window to the front aspect, single panel radiator and two built in double wardrobes with mirror concertina doors. A door leads to the;

### PARTLY TILED EN-SUITE SHOWER ROOM/WC

Having a contemporary Ivory coloured suite comprised of low level close coupled WC, pedestal wash hand basin, shower enclosure with glazed screen and instant electric shower, extractor fan, single panel radiator and PVCu double glazed window to the front aspect.

### REAR BEDROOM TWO measuring

9'4" x 7'9" (2.87m x 2.38m)

Having built in wardrobes and cupboards over the bed space, single panel radiator and PVCu double glazed window to the rear aspect.

### REAR BEDROOM THREE measuring

8'7" x 7'9" (2.63m x 2.38m)

Having a single panel radiator and PVCu double glazed window to the rear aspect.

### PARTLY TILED FAMILY BATHROOM/WC

Having a contemporary Ivory coloured suite comprised of panelled bath, pedestal wash hand basin, low level close coupled WC, extractor fan and single panel radiator.

## OUTSIDE

To the front of the property there is a tarmacadam driveway and lawned fore garden with borders. The rear garden has a separate pedestrian gated entrance and is partly paved and lawned with additional timber garden sheds providing additional storage space.

## GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band C.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

