

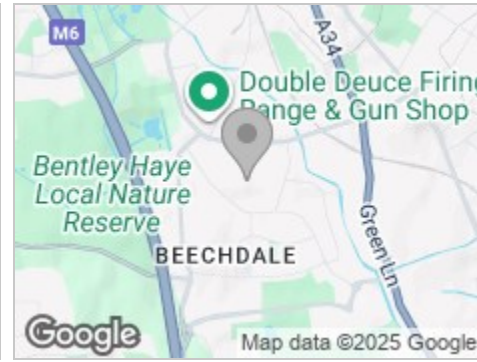
## Road Map



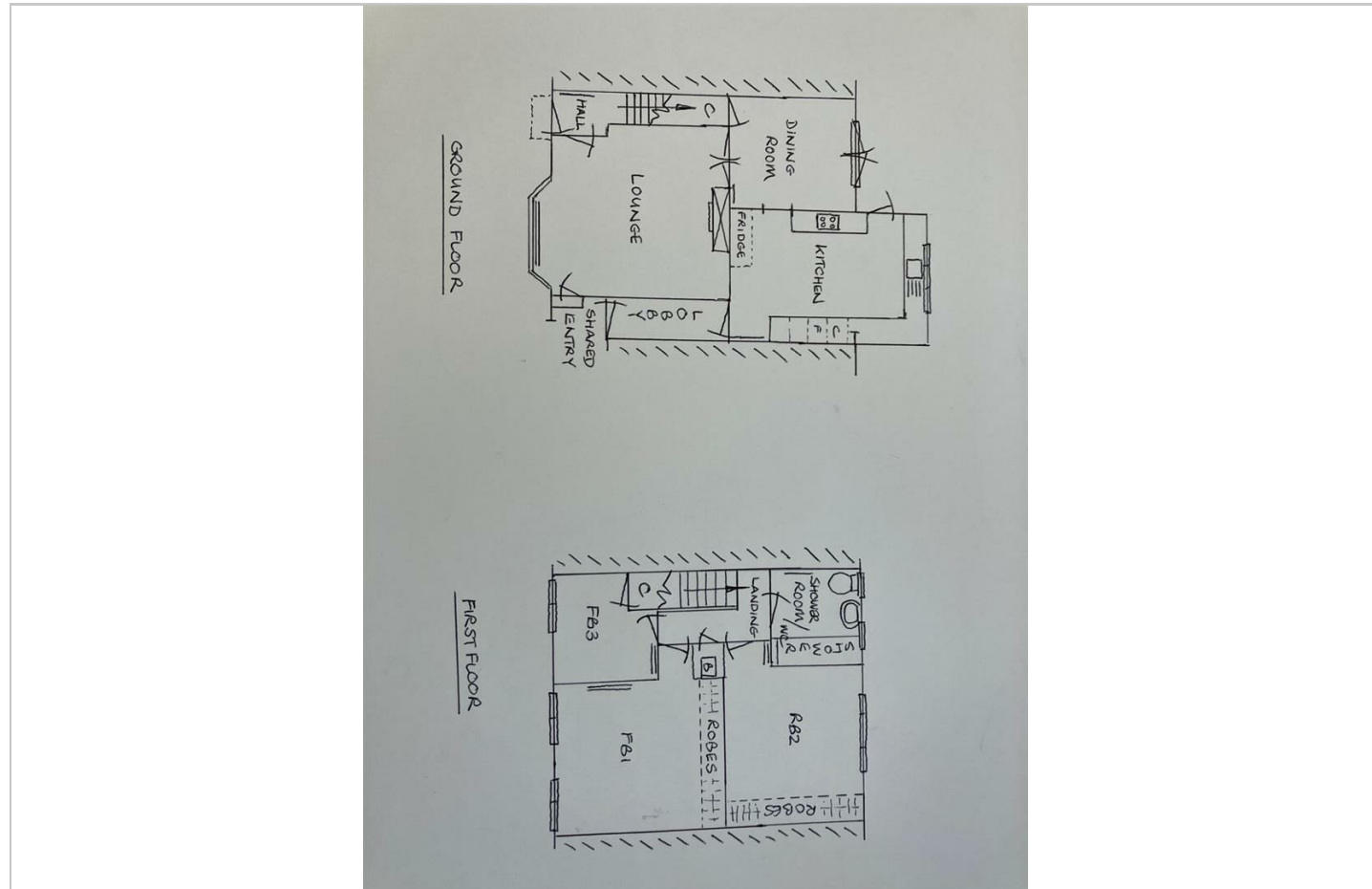
## Hybrid Map



## Terrain Map



## Floor Plan



## 38 Kelvin Road

, Walsall WS2 7DR

Offers Over £210,000 Freehold

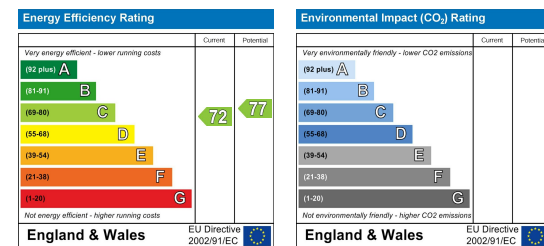


## Viewing

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.

## Energy Performance Graphs



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# 38 Kelvin Road

, Walsall WS2 7DR

Offers Over £210,000 Freehold



## DESCRIPTION

Nestled on the charming Kelvin Road in Walsall, this immaculately presented mid-terrace house offers a delightful blend of modern living and family-friendly space. Over the years, the property has been thoughtfully extended and improved, ensuring that it meets the needs of contemporary family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. The front lounge is perfect for relaxation, while the interconnecting rear dining room provides an ideal setting for family meals and entertaining guests. The extended kitchen is a highlight of the home, designed to be both functional and stylish, making it a joy to cook and gather.

The property boasts three excellent bedrooms, each thoughtfully equipped with built-in wardrobes, providing ample storage space. The modern shower room, which is partly tiled, adds a touch of luxury and convenience to the home.

Outside, the mature fore and rear gardens offer a tranquil retreat, perfect for enjoying the outdoors or hosting summer gatherings. The property benefits from gas central heating and PVCu double glazing, ensuring comfort and energy efficiency throughout the year.

This home is most worthy of an early internal viewing, as it truly represents a wonderful opportunity for families seeking a spacious and well-appointed residence in a desirable location. Don't miss the chance to make this lovely house your new home.

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

## ON THE GROUND FLOOR

### AN OPEN CANOPY PORCH

With Golden Oak style PVCu double glazed entrance door opens into a;-

### COMPACT RECEPTION HALLWAY

Having a single panel radiator and an easy rise staircase leading to the first floor. A door opens into the;-

### SPACIOUS FRONT LOUNGE measuring

14'1" x 12'9" (4.3m x 3.9m)

The focal point of which is provided by a feature chimney breast wall with recess housing the wood burning stove effect electric fire with warm glow. There is a walk in PVCu double glazed bay window overlooking the fore garden, double panel radiator with thermostatic valve and double opening glazed doors leading to the;-

### REAR DINING ROOM measuring

9'10" x 11'0" (3m x 3.37m)

Having laminate flooring, a single panel radiator with thermostatic valve, coved ceiling, double opening PVCu double glazed French doors to the rear garden and useful understairs pantry cupboard.

### EXTENDED FITTED KITCHEN measuring

16'4" x 8'6" (5m x 2.6m)

Comprehensively equipped in a range of light Oak effect base and wall units having contrasting work surfaces incorporating a dark single drainer sink unit with modern mixer tap, a Zanussi four ring electric induction hob with extractor hood over, a Hotpoint eye level electric fan assisted double oven, integrated freezer, Zanussi full sized dishwasher and Hotpoint integrated washing machine. Space also for an American style freezer, single panel designer radiator with thermostatic valve, PVCu double glazed window and personal door leading to the rear garden, ceramic tiling to the floor and splash back areas. There is a PVCu double glazed door leading into the;-

### LOBBY AREA

Leading to the front of the property.

## ON THE FIRST FLOOR

### A SPACIOUS WELL LIT LANDING AREA

Having an access panel to the loft space, airing cupboard housing the Ideal Logic Max Combi C30 combination/condensing boiler and doors radiating to the following;-

### FRONT BEDROOM ONE measuring

11'7" to wardrobes x 10'10" (3.55m to wardrobes x 3.32m)

Having a double panel radiator with thermostatic valve, two PVCu double glazed windows to the fore garden and a range of built in wardrobes with sliding and part mirrored doors.

### REAR BEDROOM TWO measuring

9'10" x 9'10" to the wardrobes (3m x 3m to the wardrobes)

Having a range of mirror sliding wardrobe doors, single panel designer radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

### FRONT BEDROOM THREE measuring

8'10" x 8'6" (2.7m x 2.6m)

Having a PVCu double glazed window to the front aspect, double panel radiator with thermostatic valve and built in storage cupboard above the stairwell.

### MODERNISED SHOWER ROOM/WC

Having a contemporary white suite comprised of large walk in shower with glazed sliding doors and gravity fed shower, low level

close coupled WC, pedestal wash hand basin, chromium heated towel rail, two PVCu double glazed windows to the rear and inset ceiling lighting.

## OUTSIDE

To the front of the property there is an enclosed lawned fore garden and to the rear there is a good sized part lawned and paved garden with several mature shrubs and trees including timber potting shed and outside electric sockets.

## GENERAL INFORMATION

TENURE: It is assumed that the subject property is Freehold.

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

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

FIXTURES AND FITTINGS: Items details 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.

