



### **King George Crescent, Walsall, WS4 1EF**

**Offers In The Region Of £200,000**

Discover a fantastic opportunity with this three-bedroom semi-detached home on King George Crescent, Walsall. Ideal for first-time buyers or investors, this property offers a blank canvas to create your dream home. Set on a spacious plot with a substantial garden, the home features an entrance hall, a lounge, and a kitchen-diner on the ground floor. The first floor comprises three bedrooms and a family bathroom.

Outside, enjoy off-road parking on the drive and a large patio area leading to a generous lawn.



### ### Local Area Information

#### **\*\*Walsall\*\*:**

- **\*\*Transport Links\*\*:** Excellent connectivity with nearby M6 motorway and Walsall Railway Station providing direct routes to Birmingham and Wolverhampton.
- **\*\*Schools\*\*:** Highly regarded schools like Queen Mary's Grammar School and Walsall Academy cater to all educational needs.
- **\*\*Amenities\*\*:** Walsall Arboretum, a Victorian public park, offers beautiful green spaces. The town center has a variety of shops, restaurants, and leisure facilities.
- **\*\*Healthcare\*\*:** Walsall Manor Hospital provides comprehensive medical services.
- **\*\*Community\*\*:** A vibrant community with regular events, markets, and a strong sense of local pride.

This home offers great potential in a well-connected and vibrant area. Make it yours and enjoy the benefits of living in Walsall.

### ### Property Details

#### **\*\*Front View\*\*:**

The property boasts a well-maintained front garden and a drive providing ample off-road parking. The façade is traditional yet inviting, perfect for creating your own welcoming entrance.

#### **\*\*Lounge\*\*:**

A spacious lounge area with large windows that flood the room with natural light. The room features a neutral color palette and wood flooring, offering a great space to relax and entertain.

#### **\*\*Kitchen Diner\*\*:**

The kitchen diner is functional and spacious, with plenty of potential for modernization. It features a range of base and wall units, ample counter space, and room for dining, making it the heart of the home.

#### **\*\*Back Garden\*\*:**

A substantial garden that is perfect for outdoor activities and gardening enthusiasts. The large lawn is complemented by a patio area, ideal for summer barbecues and outdoor dining. This generous outdoor space provides endless possibilities for landscaping and personal touches.

#### **\*\*Bedrooms\*\*:**

The property offers three bedrooms on the first floor, each with ample natural light and potential for customization to suit your style and needs.

#### **\*\*Family Bathroom\*\*:**

A family bathroom featuring essential fixtures, offering a functional space ready for a modern touch.

This property is a hidden gem waiting to be transformed into a beautiful home. Its spacious plot and prime location make it a highly desirable opportunity.

### Ground Floor

#### Kitchen Diner 15'8" x 9'9" (4.79 x 2.99)



#### Lounge 9'11" x 11'11" (3.03 x 3.65)



**Entrance Hall**



**Bedroom Two 11'11" x 9'1" (3.65 x 2.79)**



**Bedroom Three 6'4" x 8'8" (1.94 x 2.65)**



**First Floor**

**Bedroom One 9'10" x 9'10" (3.02 x 3.02)**



**Bathroom**

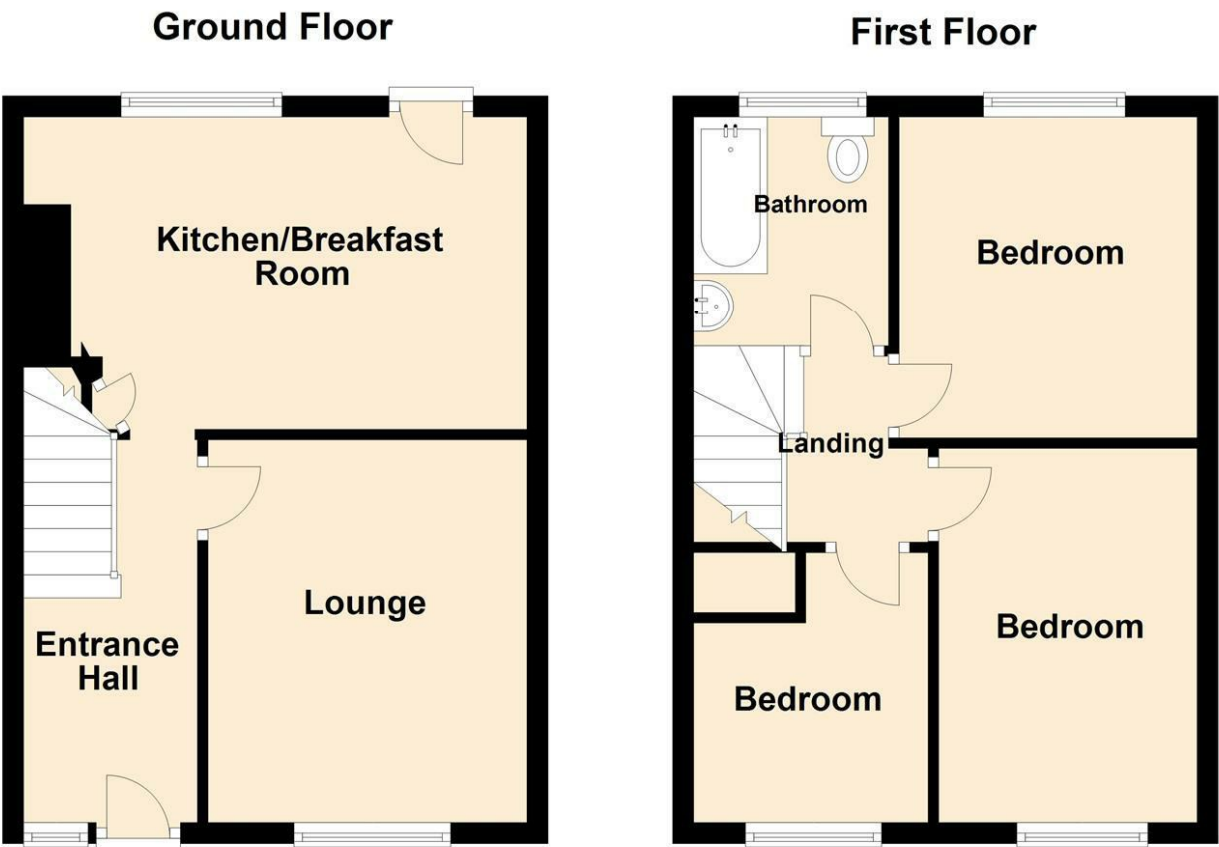


**Garden**

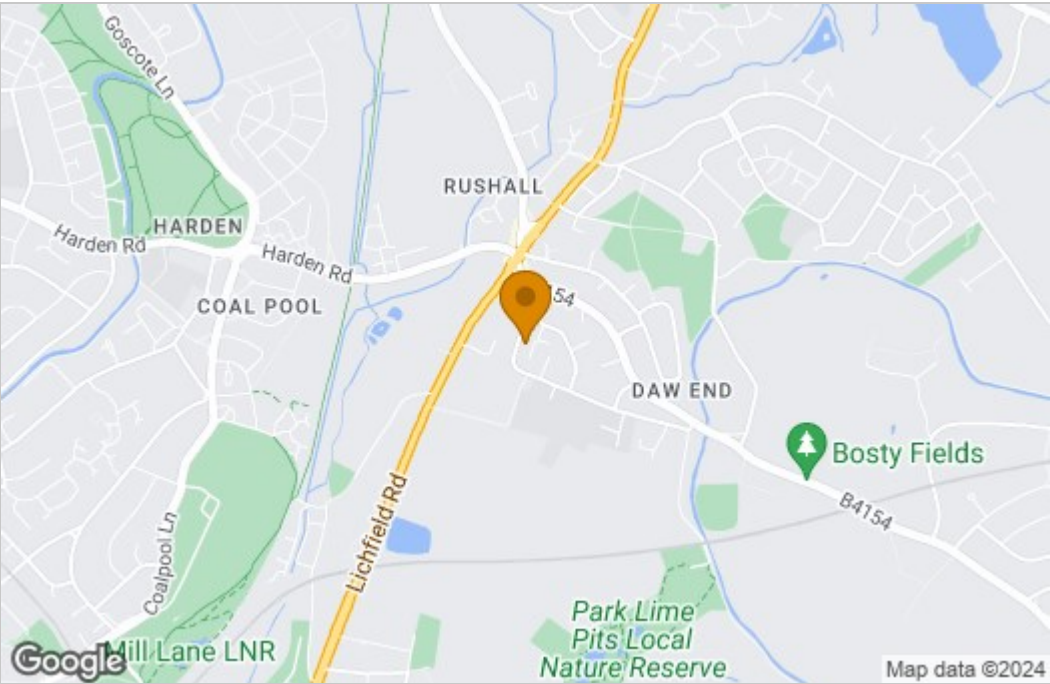




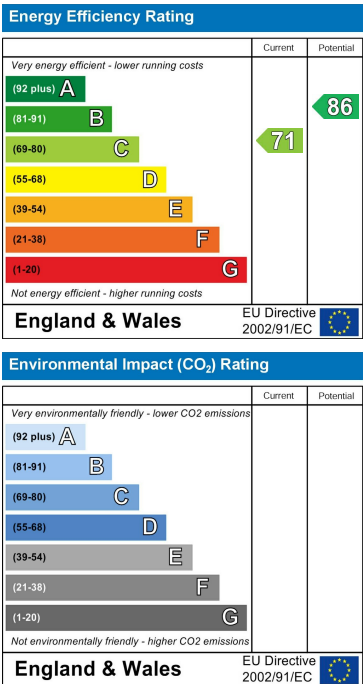
Floor Plan



Area Map



Energy Efficiency Graph



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