



Moss Grove, 16 Skip Lane, Walsall, WS5 3LL

OFFERS REGION £950,000

16 SKIP LANE, WALSALL

This traditional style, four bedroomed detached family residence, stands in grounds of just under a quarter of an acre and occupies a prestigious position in this highly regarded residential area of South Walsall.

The property is well served by all amenities including a good range of both private and state schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools, public transport facilities to both Walsall and Birmingham, local shopping facilities at Gillity Village and the M6 Motorway at Junctions 7, 9 or 10 provide ready access to the remainder of the West Midlands conurbation and beyond.

Early viewing is highly recommended to fully appreciate the well appointed and spaciouly proportioned accommodation on offer, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, feature wooden panelling, brick built fireplace surround, leaded light window to front and stairs off to first floor.

LOUNGE

6.59m x 4.85m (21' 7" x 15' 11") having leaded light effect window to front, ceiling light point, central heating radiator, picture rails and a feature inglenook style fireplace with fitted log burner and leaded light effect window to side and front.

SITTING ROOM

4.85m x 3.60m (15' 11" x 11' 10") having leaded light effect window to front, two ceiling light points, central heating radiator, picture rails, feature fireplace surround with fitted log burner and feature wood panelling.

LOBBY

having window and door to rear garden, wall light point and tiled floor.

OFFICE/STUDY

3.47m x 3.35m (11' 5" x 11' 0") having leaded light effect window to rear, pin spot lighting, central heating radiator, parquet style flooring, brick built fireplace surround and feature exposed ceiling beams.

BREAKFAST KITCHEN

4.93m x 4.46m (16' 2" x 14' 8") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric induction hob and extractor hood over, integrated dishwasher and microwave, appliance space, beautiful working Aga, two ceiling light points, wooden flooring and leaded light effect windows to side and rear.

UTILITY ROOM

2.81m x 2.08m (9' 3" x 6' 10") having inset sink unit, wall cupboards, plumbing for automatic washing machine, appliance space, strip light, tiled floor, walk-in pantry and with window and door to side.





ATRIUM

having doors to front and rear, wall light point and built-in store cupboard.

W.C.

having high flush w.c. cistern and ceiling light point.

WORKSHOP

having window to rear, power and lighting.

FIRST FLOOR LANDING

having leaded light effect window to rear, ceiling light point, central heating radiator and loft hatch.

BEDROOM NO 1

3.87m x 3.66m (12' 8" x 12' 0") having leaded light effect windows to front and side, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 2

3.65m x 3.46m (12' 0" x 11' 4") having leaded light effect windows to front and side, two wall light points, central heating radiator and built-in wardrobes.

BEDROOM NO 3

3.64m x 2.78m (11' 11" x 9' 1") having leaded light effect windows to side and rear, ceiling light point, central heating radiator and feature picture rails.



BEDROOM NO 4

3.76m x 2.49m (12' 4" x 8' 2") having leaded light effect window to front, ceiling light point, central heating radiator and built-in wardrobes.

FAMILY BATHROOM

having white suite comprising roll edge bath with fitted telephone style shower attachment, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, airing cupboard, wooden flooring and leaded light effect window to side.

ADDITIONAL SHOWER ROOM

having walk-in shower with fitted shower unit, wash hand basin, low flush w.c., pin spot lighting, central heating radiator, fully tiled walls, built-in store cupboard and leaded light effect window to rear.

OUTSIDE

LYCHGATE ENTRANCE to SIDE DRIVEWAY

providing off-road parking.

MATURE FOREGARDEN

with lawn, well stocked flower and shrub borders and a variety of trees and bushes, feature wishing well and with pathway to front entrance door.

LARGE SINGLE GARAGE

5.18m x 3.19m (17' 0" x 10' 6") having electrically operated up-and-over entrance door, power and lighting.



ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, ornamental fishpond, covered log store, cold water hose tap and side access gate. AGENTS' NOTE: We understand the gardens extend to approximately a quarter of an acre.

SERVICES

Company water, gas, electricity and mains drainage are available at the property and an electric car charger is installed. 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 that the property is listed under Council Tax Band G with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/01/04/26

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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.

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.



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