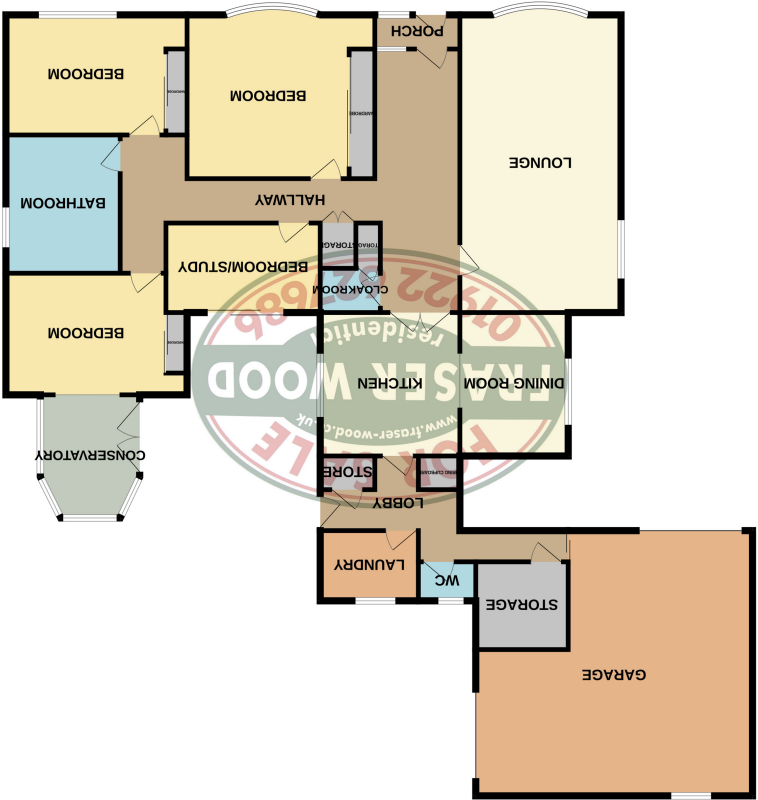




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency is given.



GROUND FLOOR

| Energy Efficiency Rating                    |  |  |
|---|--|--|
| England, Scotland & Wales                   |  |  |
| EU Directive 2002/91/EC                     |  |  |
| Very energy efficient - lower running costs |  |  |
| Not energy efficient - higher running costs |  |  |
| Potential                                   |  |  |
| Current                                     |  |  |
| 79  |  |  |
| 65  |  |  |
| A (92+)                                     |  |  |
| B (81-91)                                   |  |  |
| C (69-80)                                   |  |  |
| D (55-68)                                   |  |  |
| E (39-54)                                   |  |  |
| F (21-38)                                   |  |  |
| G (1-20)                                    |  |  |



5 Warrens Croft, Walsall, WS5 3JX

OFFERS REGION £515,000





**5 WARRENS CROFT, WALSALL**

This spaciously proportioned three/four bedroomed detached bungalow occupies a pleasant position in this popular and sought after residential area of South Walsall, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities, schools for children of all ages and the M6 Motorway at Junction 7 provides ready access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain involved, viewing is highly recommended to fully appreciate the extent of the accommodation, which briefly comprises the following:- (all measurements approximate)

**PORCH**

having entrance door, UPVC windows to front and tiled floor.

**RECEPTION HALL**

having entrance door, ceiling light point with additional pin spot lighting, three central heating radiators, loft hatch and built-in store cupboard.

**GUEST CLOAKROOM**

having low flush w.c., pedestal wash hand basin, tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor, built-in store cupboard and UPVC double glazed window to rear.

**SPLIT LEVEL LOUNGE**

7.53m x 4.06m (24' 8" x 13' 4") having UPVC double glazed angular bay window to front, ceiling light point, two central heating radiators, coved cornices, feature fireplace surround, three wall light points and UPVC double glazed window to side.

**DINING ROOM**

3.62m x 2.73m (11' 11" x 8' 11") having UPVC double glazed window to side, ceiling light point, central heating radiator and coved cornices.

**FITTED KITCHEN**

3.62m x 3.52m (11' 11" x 11' 7") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, plumbing for automatic dishwasher, four ceiling light points, tiled floor, integrated fridge and with UPVC double glazed window to side.

**BEDROOM NO 1**

4.72m x 4.12m (15' 6" x 13' 6") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and a range of built-in wardrobes and drawer units.

**BEDROOM NO 2**

4.56m x 3.03m (15' 0" x 9' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobe.

**BEDROOM NO 3**

4.06m x 3.15m (13' 4" x 10' 4") having ceiling light point, central heating radiator, built-in wardrobe and access to Conservatory.

**CONSERVATORY**

2.82m x 2.27m (9' 3" x 7' 5") having UPVC double glazed windows, tiled floor and UPVC double glazed door to rear garden.

**STUDY/BEDROOM NO 4**

3.89m x 2.07m (12' 9" x 6' 9") having UPVC double glazed sliding patio door to rear garden, ceiling light point and central heating radiator.

**FAMILY BATHROOM**

having coloured suite comprising panelled 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 side.

**REAR LOBBY**

having UPVC door to rear garden, two ceiling light points, cupboard housing the central heating boiler and with two built-in storage cupboards.

**UTILITY ROOM**

2.81m x 2.15m (9' 3" x 7' 1") having plumbing for automatic washing machine, appliance space, strip light, Belfast sink unit, tiled floor and UPVC double glazed window to rear.

**ADDITIONAL W.C.**

having low flush w.c., pedestal wash hand basin, ceiling light point and UPVC double glazed window to rear.

**OUTSIDE**

**TARMACADAM DRIVEWAY**

providing off-road parking for several vehicles, lawn, well stocked flower and shrub borders and with pathway to front entrance door.

**DOUBLE GARAGE**

8.82m x 6.38m (28' 11" x 20' 11") having electrically operated up-and-over entrance door, power and lighting, two windows to rear and a further garage door into rear garden.

**ENCLOSED REAR GARDEN**

with timber fencing surrounds, paved patio area, mature lawn, well stocked flower and shrub borders, a variety of trees and bushed and with side access gate.

**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 that the property is listed under Council Tax Band F with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/26/09/25

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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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