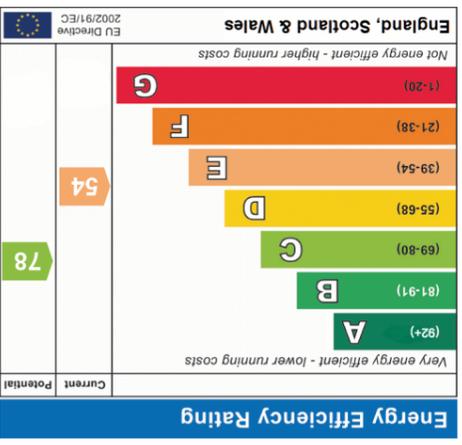
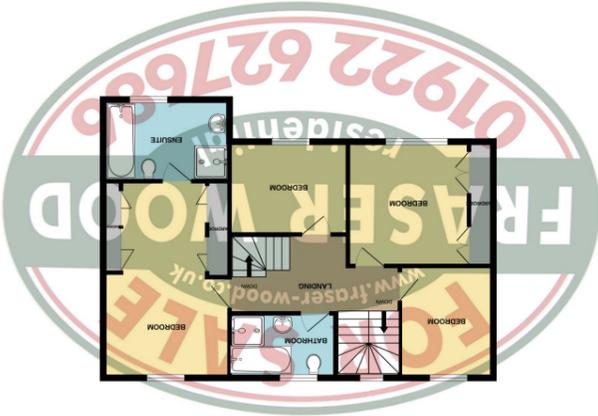




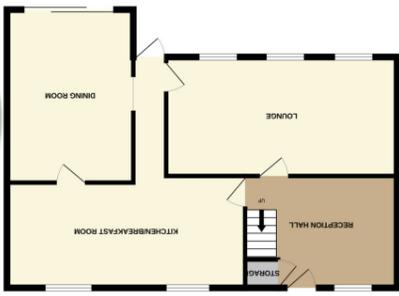
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 can be given.  
Made with Metropix ©2026



38 Skip Lane, Walsall, WS5 3LP

OFFERS REGION £825,000



### 38 SKIP LANE, WALSALL

This spaciously proportioned detached family house occupies a delightful position in this much sought after residential area of the Borough and affords great potential for extension, subject to necessary planning permission, and already benefits from five good bedrooms, two bathroom and additional loft room.

The property is conveniently situated for all amenities including public transport services to neighbouring areas, local shopping facilities at Gillity Village, a good range of both private and state schools for children of all ages and the M6 Motorway at Junctions 7, 9 or 10 are all within easy reach, providing ready access to the remainder of the West Midlands conurbation and beyond.

The gas centrally heated and double glazed accommodation briefly comprises the following:- (all measurements approximate)

#### RECEPTION HALL

having entrance door, two ceiling light points, central heating radiator, tiled floor, under stairs storage cupboard, double glazed window to front and stairs off to first floor.

#### LOUNGE

6.15m x 3.31m (20' 2" x 10' 10") having three double glazed windows to rear, two ceiling light points, two central heating radiators, four wall light points, coved cornices and feature fireplace surround with fitted gas fire.

#### DINING ROOM

4.65m x 3.56m (15' 3" x 11' 8") having double glazed sliding patio door to rear garden, ceiling light point, central heating radiator and coved cornices.

#### LOBBY

having stable style door to rear garden, ceiling light point and central heating radiator.



#### KITCHEN

6.40m x 3.25m (21' 0" x 10' 8") having inset stainless steel 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, appliance space, plumbing for automatic washing machine, tiled floor, pin spot lighting, central heating radiator, breakfast bar, central heating boiler and two double glazed windows to front.

#### FIRST FLOOR LANDING

having double glazed oval window to front, two ceiling light points, central heating radiator, built-in store cupboard and stairs off to second floor.

#### BEDROOM NO 1

5.26m x 3.05m (17' 3" x 10' 0") having double glazed window to front, two ceiling light points, two central heating radiators, coved cornices and built-in 'his and hers' wardrobes.

#### EN SUITE BATHROOM

having bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and double glazed window to rear.

#### BEDROOM NO 2

3.62m x 3.61m (11' 11" x 11' 10") having double glazed window to rear, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

#### BEDROOM NO 3

3.05m x 2.50m (10' 0" x 8' 2") having double glazed window to rear, ceiling light point and central heating radiator.

#### BEDROOM NO 4

2.98m x 2.46m (9' 9" x 8' 1") having double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.



#### FAMILY BATHROOM

having white suit comprising bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and double glazed window to front.

#### SECOND FLOOR LANDING

having ceiling light point.

#### BEDROOM NO 5

4.96m x 3.82m (16' 3" x 12' 6") having two Velux windows to rear, ceiling light point, central heating radiator and a range of fitted wardrobes and drawer units.

#### LOFT ROOM

4.26m x 3.50m (14' 0" x 11' 6") having Velux window to rear, ceiling light point and built-in store cupboard.

#### OUTSIDE

#### FOREGARDEN

with IN-AND-OUT DRIVEWAY, mature lawn and a variety of trees and shrubs.

#### DOUBLE GARAGE

5.94m x 4.90m (19' 6" x 16' 1") having up-and-over entrance door, power and lighting and access door to rear garden.

#### ENCLOSED, GOOD SIZED REAR GARDEN

having patio area, mature lawn, a variety of trees and shrubs and with access gate to front.

#### 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](http://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/19/03/26

© FRASER WOOD 2026.

#### 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.