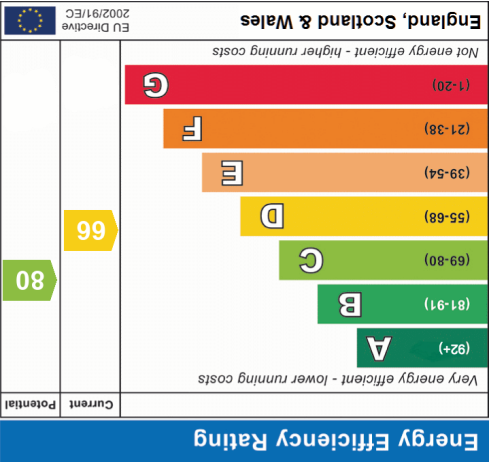
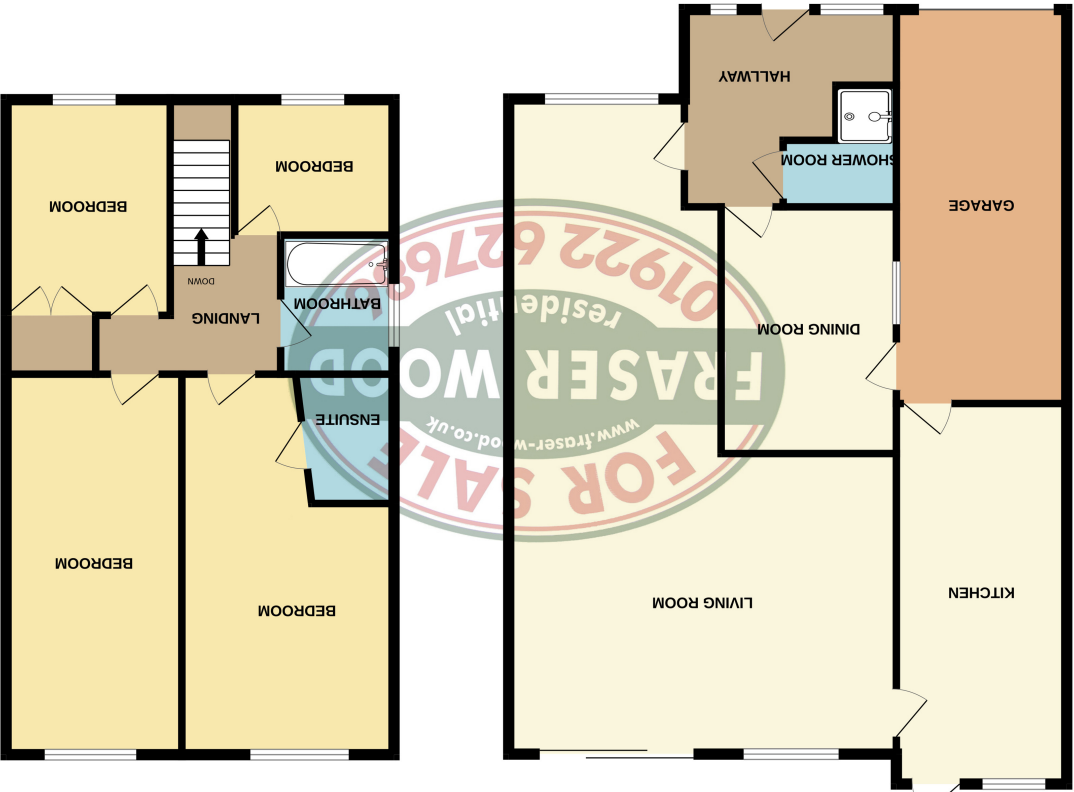




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 62025





RAVENSDALE GARDENS

Much Extended 4 Bed Link Detached Residents in a sought after location having excellent transport links and local amenities. This lovely family home must be viewed to apricate the size of accommodation on offer. Briefly comprising: Reception Hall, Ground Floor Shower Room, Extended L Shaped Lounge, Sitting Room, Extended Kitchen, 4 Bedrooms all with fitted wardobes, En-Suite Shower Room to Main Bedroom, Family Bathroom, Front Driveway, Rear Garden and Garage / Utility. No Upward Chain.

RECEPTION HALL

Having upvc entrance door, upvc double glazed windows, ceiling light point, wooden flooring and stairs off to first floor.

GROUND FLOOR SHOWER ROOM

Having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low level WC, fully tiled walls, ceiling light point, heated towel rail, tiled floor and upvc double glazed window to side.

L SHAPED EXTENDED LOUNGE

6.19m max / 3.40m min x 10.45m max / 5.31 m min (20' 4" x 34' 3") Having upvc double glazed angular bay window to front, pin spot lighting, central heating radiators, coved cornices, wooden flooring, upvc double glazed window to rear and upvc double glazed sliding patio door to rear garden.

SITTING ROOM

2.54m x 3.94m (8' 4" x 12' 11") Having upvc double glazed window to side, pin spot lighting, radiator, wooden flooring, coved cornices and upvc door to side.

KITCHEN

2.44m x 6.08m (8' 0" x 19' 11") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, gas cooker point with extractor hood over, integrated dishwasher, appliance space, pin spot lighting, radiator, coved cornices, tiled floor and upvc double glazed window and door to rear garden.

FIRST FLOOR LANDING

Having ceiling light point, airing cupboard and loft hatch.

BEDROOM ONE

3.37m x 6.08m (11' 1" x 19' 11") Having upvc double glazed window to rear, ceiling light point, radiator, wooden flooring and range of fitted wardrobes, cupboards and drawer units.

EN SUITE SHOWER ROOM

Having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low level WC, fully tiled walls, ceiling light point, tiled floor and upvc double glazed window to side.

BEDROOM TWO

2.51m x 6.08m (8' 3" x 19' 11") Having upvc double glazed window to rear, ceiling light point, radiator, wooden flooring and a range of fitted wardrobes and cupboards.

BEDROOM THREE

2.58m x 3.44m (8' 6" x 11' 3") Having upvc double glazed window to front, ceiling light point, radiator, wooden flooring and built in wardrobes.

BEDROOM FOUR

2.32m x 2.66m (7' 7" x 8' 9") Having upvc double glazed window to side, ceiling light point, radiator and built in store cupboard.

FAMILY BATHROOM

Having white suite comprising: panelled bath with fitted shower unit and glazed screen, pedestal was h hand basin, low level WC, fully tiled walls, ceiling light point, radiator and upvc double glazed window to side.

OUTSIDE

FRONT

Block paved driveway providing off road parking for several vehicles.

REAR

Having enclosed rear garden with timber fencing surround, paved patio area, lawn, timber garden shed, well stocked flower and shrub borders, variety of trees and bushes and cold water tap.

GARAGE / UTILITY

2.72m x 6.30m (8' 11" x 20' 8") Having up and over door, power and lighting, sink unit wall and base cupboards, roll top working surface, plumbing for automatic washing machine and appliance space.

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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/14/04/2025

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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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