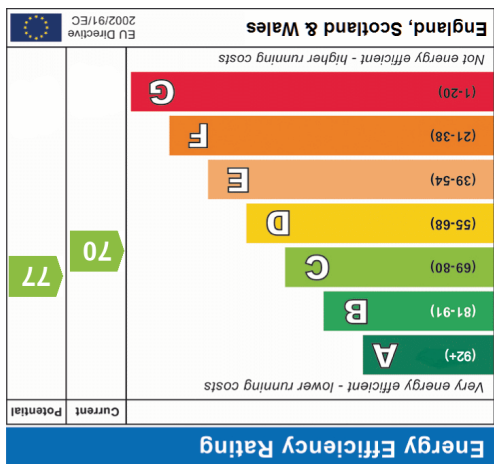


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4 LAKE CLOSE, WALSALL

This spaciously proportioned, individually designed, three bedroomed detached bungalow occupies a good size plot in this popular and sought after residential area of the Borough and is well served by local amenities including local shopping facilities at Gillity Village, public transport services to neighbouring areas and the M6 Motorway at Junction 7 is within approximately 5 km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond. The area is also well served by 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.



Viewing is recommended to fully appreciate the accommodation on offer, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, double glazed window to front, wall light point, central heating radiator, built-in store cupboard, coved cornices, dado rail and with access hatch to loft.

LOUNGE

5.94m x 3.76m (19' 6" x 12' 4") having UPVC double glazed angular bay window to front, two wall light points, central heating radiator, coved cornices and feature fireplace surround.

DINING ROOM

3.69m x 2.90m (12' 1" x 9' 6") having UPVC double glazed patio door to conservatory, ceiling light point, central heating radiator and coved cornices.

CONSERVATORY

3.56m x 3.13m (11' 8" x 10' 3") having UPVC double glazed windows, ceiling fan with light point, two further wall light points and UPVC double glazed door to rear garden.



KITCHEN

3.79m x 3.43m (12' 5" x 11' 3") 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, appliance space, tiled floor, ceiling light point, central heating radiator, integrated fridge and freezer, UPVC double glazed window to rear and UPVC door to side.

BEDROOM NO 1

4.43m x 3.54m (14' 6" x 11' 7") having UPVC double glazed window to rear, two wall light points, central heating radiator and built-in wardrobes.

EN SUITE

having low flush w.c., wash hand basin, wall light point and extractor fan.

BEDROOM NO 2

4.42m x 3.23m (14' 6" x 10' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 3

3.03m x 2.30m (9' 11" x 7' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

FAMILY BATHROOM

having coloured suite comprising corner bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., bidet, pin spot lighting, central heating radiator, fully tiled walls and UPVC double glazed window to front.

SIDE PASSAGEWAY

having UPVC door to front, two ceiling light points, electric heater and tiled floor.



GUEST W.C.

having low flush w.c.

OUTSIDE

FOREGARDEN

with mature lawn, a variety of trees and bushes, BLOCK PAVED DRIVEWAY providing off-road parking for several vehicles and pathway to front door.

TANDEM GARAGE

9.23m maximum x 3.34m (30' 3" x 10' 11") having up-and-over entrance door, power and lighting, inset stainless steel sink unit with base cupboard, plumbing for automatic washing machine, appliance space and UPVC double glazed window to rear.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, timber garden shed, a variety of trees and bushes 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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/31/07/25

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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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