



19 Raven Road, Walsall, WS5 3PZ

OFFERS OVER £675,000

19 RAVEN ROAD, WALSALL

Early viewing is highly recommended to appreciate this luxuriously appointed, turnkey executive family home, offering generously proportioned accommodation arranged for modern family life and entertaining. The property provides four excellent double bedrooms (two particularly large), a principal ensuite, a high-spec family bathroom, and a ground floor shower room.

The home further benefits from three reception rooms plus a versatile multi-purpose room, and a superb bespoke, floor-to-ceiling fitted breakfast kitchen with extensive storage solutions—incorporating corner carousel units and other highly practical, modern family storage features. The kitchen includes integrated Bosch appliances (hob/oven/dishwasher/microwave) and has dedicated space for a large American-style double fridge/freezer (water fountain and ice-making facilities), plus additional provision for a 50/50 fridge-freezer. The property is also pre-wired for an EV charger.

The property occupies a pleasant position on this quiet estate, located off the A34 Birmingham Road, in this popular and highly regarded residential area of the Borough and 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 services and commuter rail services to neighbouring areas and the M6/M5 of the motorway network provide ready access to the remainder of the West Midlands conurbation and beyond.

The accommodation briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, recessed ceiling spotlights and stairs off to first floor.

LOUNGE

6.26m maximum x 5.01m (20' 6" x 16' 5") having UPVC double glazed window to front, ceiling spotlights, stylish wall lights and a high-grade colour-changing mood lighting system, feature fireplace surround with fitted gas fire and a pleasant front aspect.

DINING ROOM

4.48m x 3.61m (14' 8" x 11' 10") having UPVC double glazed sliding patio door opening to the rear patio and garden, pin-spot lighting and wall lights, and double doors to the breakfast kitchen—ideal for entertaining.

FITTED BREAKFAST KITCHEN

6.23m maximum x 5.92m maximum (20' 5" x 19' 5") having a superb bespoke, floor-to-ceiling fitted Bosch kitchen with extensive cupboard, drawer and pantry-style storage, including corner carousel units providing versatile, well-planned storage solutions for modern family living. Appliances include an integrated Bosch hob and oven, Bosch dishwasher and Bosch microwave, together with dedicated space for a large American-style double fridge/freezer (water fountain and ice-making facilities) plus additional provision for a 50/50 fridge-freezer. Finished with well-planned lighting and UPVC double glazed window to rear.

LOBBY

having pin spot lighting and under stairs storage cupboard.

SHOWER ROOM

having coloured suite comprising shower cubicle with fitted shower unit, wash hand basin set within a fitted vanity unit, low flush w.c., fully tiled walls, ceiling light point, tiled floor, extractor fan and heated towel rail.

FAMILY ROOM

4.67m x 2.84m (15' 4" x 9' 4") having UPVC double glazed window to front, recessed spotlights and a range of fitted storage—ideal as an additional sitting room, snug or playroom.





UTILITY ROOM

2.26m x 2.23m (7' 5" x 7' 4") having inset stainless steel sink unit, wall and base cupboards, work surfaces, tiled splash back surrounds, plumbing for automatic washing machine, appliance space, ceiling lighting, tiled floor and UPVC double glazed window and door to rear garden.

LOBBY

having tiled floor, ceiling light point and walk-in pantry off.

MULTI-PURPOSE ROOM

3.83m x 2.06m (12' 7" x 6' 9") having UPVC double glazed window and door to front, ceiling lighting and tiled floor—ideal as a home office, gym, hobby room, study or playroom.

FIRST FLOOR LANDING

having UPVC double glazed window to front, ceiling light point, coved cornices and loft hatch.

BEDROOM NO 1

7.50m x 3.28m (24' 7" x 10' 9") having UPVC double glazed window to rear, ceiling lighting and bespoke, floor-to-ceiling fitted wardrobes, superbly designed with well-planned internal hanging and storage solutions and t.v. point.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin set within high-spec fitted vanity cabinetry and work surface, low flush w.c., tiled splash back surrounds, ceiling lighting, heated towel rail, tiled floor, electric shaver socket, under floor heating and UPVC double glazed window to rear.



BEDROOM NO 2

4.97m x 3.25m (16' 4" x 10' 8") having UPVC double glazed window to front, ceiling light point and bespoke, floor-to-ceiling fitted wardrobes, superbly designed with well-planned internal hanging and storage solutions.

BEDROOM NO 3

6.05m x 3.54m (19' 10" x 11' 7") having UPVC double glazed window to rear, ceiling lighting, bespoke, floor-to-ceiling fitted wardrobes and integrated workstation areas with drawer units—ideal for study/homeworking.

BEDROOM NO 4

4.49m x 2.88m (14' 9" x 9' 5") having UPVC double glazed window to front, ceiling light point and bespoke, floor-to-ceiling fitted wardrobes, with fitted desk area.

FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin set within high-spec fitted storage/vanity units, low flush w.c., fully tiled walls, ceiling lighting, heated towel rail, tiled floor, electric shaver socket and Velux sky light.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking facilities for several vehicles, mature lawn and with pathway to front entrance door.

ENCLOSED, WELL LAID OUT, LANDSCAPED REAR GARDEN

a beautifully designed, manageable and low-maintenance garden, thoughtfully planted to provide colour and interest throughout the year, with a generous patio for outdoor dining and entertaining, together with timber garden shed and cold water hose tap.



SERVICES

Company water, gas, electricity and mains drainage are available at the property. The property benefits from gas central heating with radiators throughout, with heated towel rails to bath/shower rooms. Underfloor heating is provided where stated. 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/09/02/26

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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.

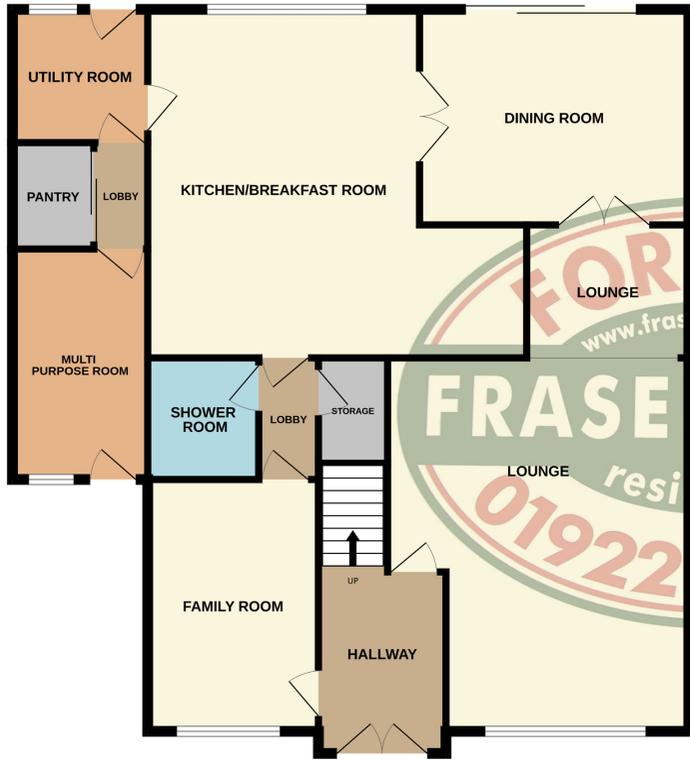
NOTICE FOR PEOPLE VIEWING PROPERTIES

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.

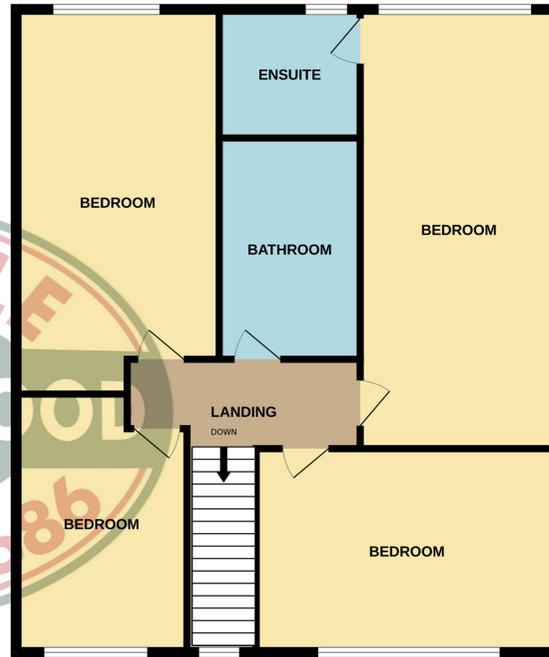
We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



GROUND FLOOR



1ST 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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