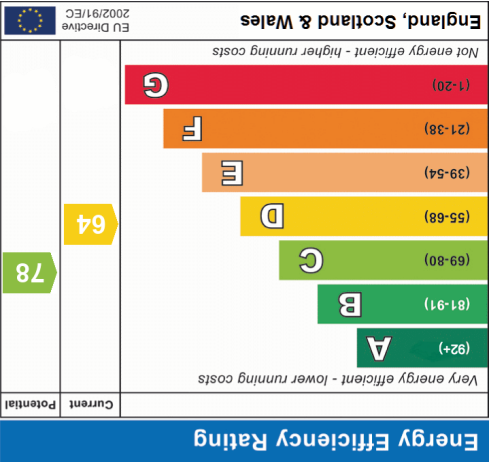
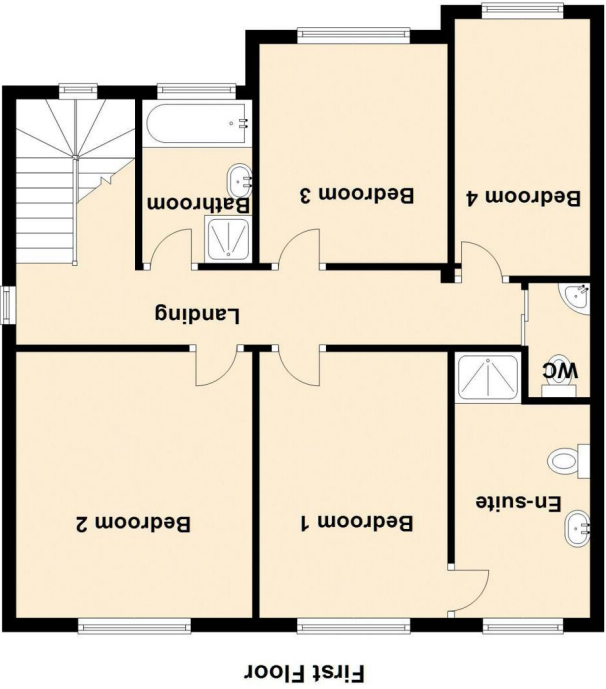
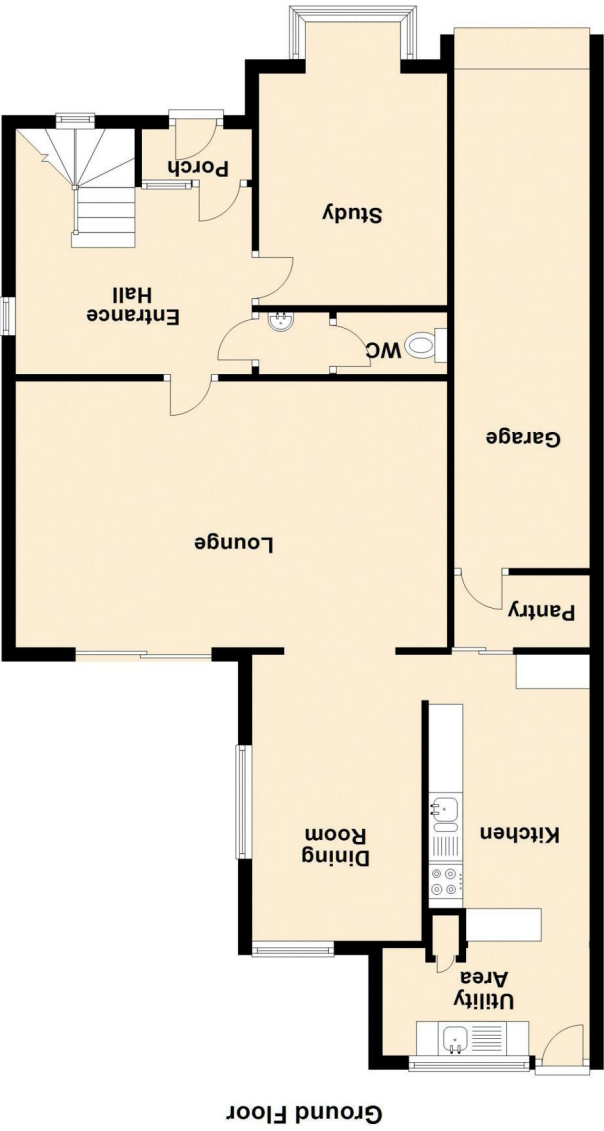




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view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







## 94 SKIP LANE, WALSALL

This extended, four bedroomed, detached family residence occupies a pleasant position in this much sought after residential area of South Walsall, being well served by all amenities including public transport services to neighbouring areas, a good range of both private and state schools for children of all ages, local shopping facilities at Gillity Village and the M6 Motorway at Junction 7 is within approximately 5km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

The spaciously proportioned family accommodation, together with the beautiful rear garden, must be viewed to be fully appreciated and briefly comprises the following;- (all measurements approximate)

### PORCH

having UPVC entrance door.

### RECEPTION HALL

having entrance door, two wall light points, central heating radiator, under stairs store cupboard, parquet flooring, double glazed window to side and stairs off to first floor.

### GUEST CLOAKROOM

having low flush w.c., wash hand basin, ceiling light point and part tiled walls.

### STUDY

4.10m x 2.74m (13' 5" x 9' 0") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator and coved cornices.

### LOUNGE

6.34m x 3.91m (20' 10" x 12' 10") having double glazed sliding patio door to rear garden, two wall light points, two central heating radiators, coved cornices and feature parquet flooring.

### DINING ROOM

4.21m x 2.42m (13' 10" x 7' 11") having double glazed windows to side and rear, ceiling light point, central heating radiator, coved cornices and feature parquet flooring.

### KITCHEN

4.66m x 2.33m (15' 3" x 7' 8") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, integrated dishwasher, two strip lights, two central heating radiators, tiled floor and sky light window.

### UTILITY AREA

3.00m x 1.58m (9' 10" x 5' 2") having inset stainless steel sink unit, base cupboards with work surfaces, plumbing for automatic washing machine, central heating boiler, tiled floor, strip light, central heating radiator and double glazed window and access door to rear garden.

### LOBBY

having ceiling light point, tiled floor and base cupboards.

### FIRST FLOOR LANDING

having UPVC double glazed windows to front and side, two ceiling light points and access hatch to loft.

### BEDROOM NO 1

3.93m x 2.75m (12' 11" x 9' 0") having double glazed window to rear, two ceiling light points, central heating radiator and coved cornices.

### EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, coved cornices and double glazed window to rear.

### BEDROOM NO 2

3.92m x 3.84m (12' 10" x 12' 7") having double glazed window to rear, two ceiling light points, central heating radiator, coved cornices and built-in wardrobes.

### BEDROOM NO 3

3.36m x 2.77m (11' 0" x 9' 1") having double glazed window to front, ceiling light point, central heating radiator, coved cornices, built-in wardrobes and cupboards and with fitted wash hand basin.

### BEDROOM NO 4

3.45m x 1.94m (11' 4" x 6' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

### SEPARATE W.C.

having low flush w.c., wash hand basin, fully tiled walls, ceiling light point and sky light window.

### BATHROOM

having shower cubicle with fitted shower unit, panelled bath, wash hand basin with vanity unit under, fully tiled walls, ceiling light point, central heating radiator, coved cornices and double glazed window to front.

### OUTSIDE

### FOREGARDEN

with DRIVEWAY providing off-road parking for several vehicles, mature lawn with variety of trees and shrubs and with pathway to front entrance door.

### GARAGE

7.60m x 1.98m (24' 11" x 6' 6") having electrically operated roller shutter entrance door, power and lighting.

### BEAUTIFUL, ENCLOSED REAR GARDEN

having patio area, mature lawn, well stocked flower and shrub borders, a variety of trees and bushes, cold water hose tap 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](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/14/05/25

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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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