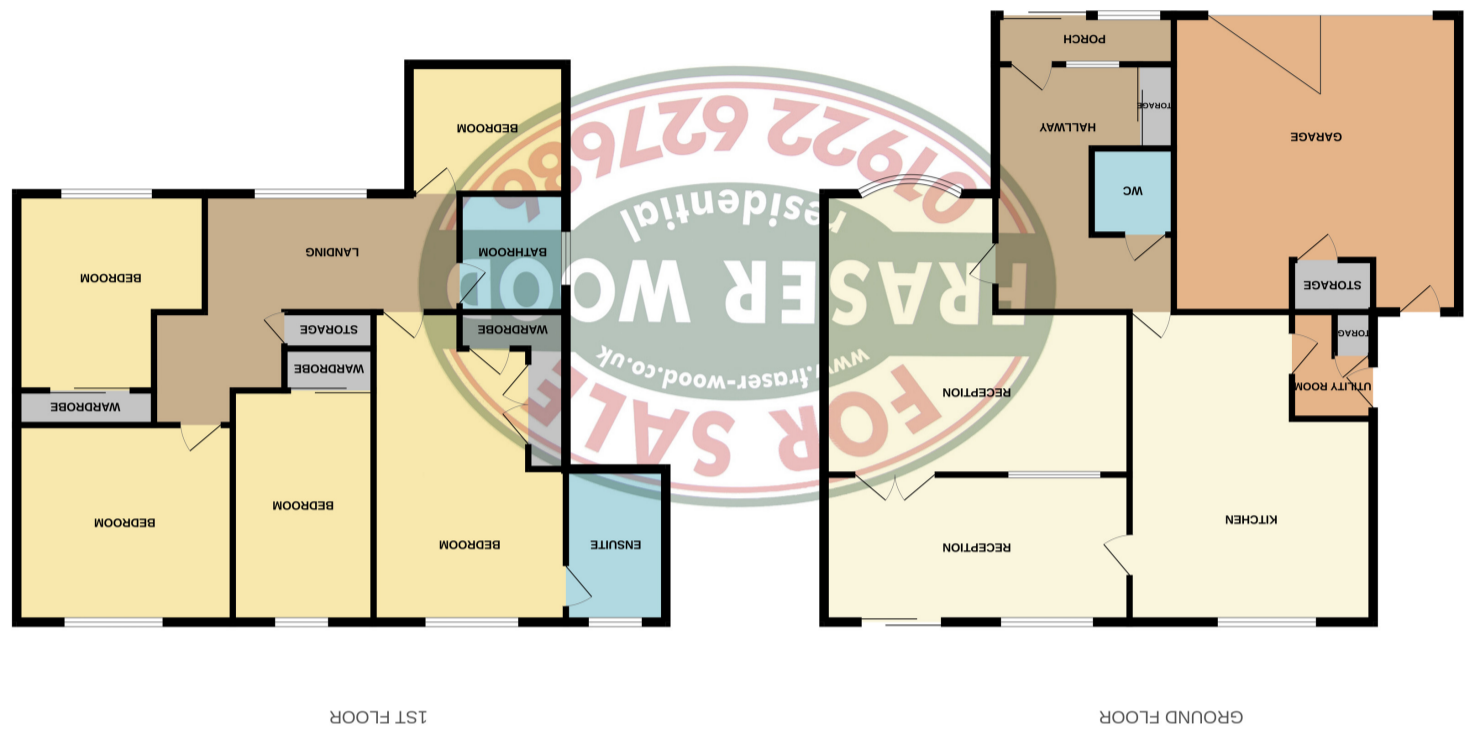




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

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 ©2023

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
80	60



30 Lake Avenue, Walsall, WS5 3PA

OFFERS OVER £625,000



30 LAKE AVENUE, WALSALL

This spaciously proportioned, five bedroomed detached family house occupies a pleasant position in this sought after residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, local shops at Gillity Village and a good range of both private and state schools for children of all ages.

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



PORCH

having UPVC double glazed sliding patio door to front and wall light point.

RECEPTION HALL

having UPVC entrance door, UPVC double glazed window to front, ceiling light point, two central heating radiators, coved cornices, built-in store cupboard, laminate flooring, stairs off to first floor with under stairs storage space

L-SHAPED LOUNGE

06.78m x 5.16m (22' 3" x 16' 11") having UPVC double glazed angular bay window to front, pin spot lighting, central heating radiator, two wall light points, feature fireplace surround with fitted gas fire and double doors to dining room.



DINING ROOM

6.59m x 2.73m (21' 7" x 8' 11") having UPVC double glazed window to rear, pin spot lighting, central heating radiator, coved cornices and UPVC double glazed patio door to rear garden.



BREAKFAST KITCHEN

6.15m x 4.58m (20' 2" x 15' 0") 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, ceiling light point, two central heating radiators, strip light, tiled floor and UPVC double glazed window to rear.

UTILITY ROOM

having inset stainless steel sink unit, wall and base cupboards, roll top work surfaces, tiled splash back surrounds, strip light, plumbing for automatic washing machine and UPVC double glazed door to side.



GUEST CLOAKROOM

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

FIRST FLOOR LANDING

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

BEDROOM NO 1

6.12m x 2.78m (20' 1" x 9' 1") having UPVC double glazed window to rear, ceiling light point, central heating radiator and range of built-in wardrobes.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., bidet, strip lights, fully tiled walls, central heating radiator and UPVC double glazed window to rear.



BEDROOM NO 2

4.06m maximum x 3.65m (13' 4" x 12' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 3

4.06m x 3.63m (13' 4" x 11' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 4

4.63m x 3.04m (15' 2" x 10' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wash hand basin and built-in wardrobes.

BEDROOM NO 5

3.56m x 2.36m (11' 8" x 7' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.

FAMILY BATHROOM

having coloured suite comprising bath with fitted shower unit, pedestal wash hand basin, low flush .w.c., tiled splash back surrounds, strip light, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

BLOCK PAVED DRIVEWAY

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

GARAGE

5.61m x 5.39m (18' 5" x 17' 8") having folding doors to front, power and lighting and Boiler Room off.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, flower and shrub borders, a variety of trees and bushes, timber garden shed and 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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 F with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/

© FRASER WOOD 2023.

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.