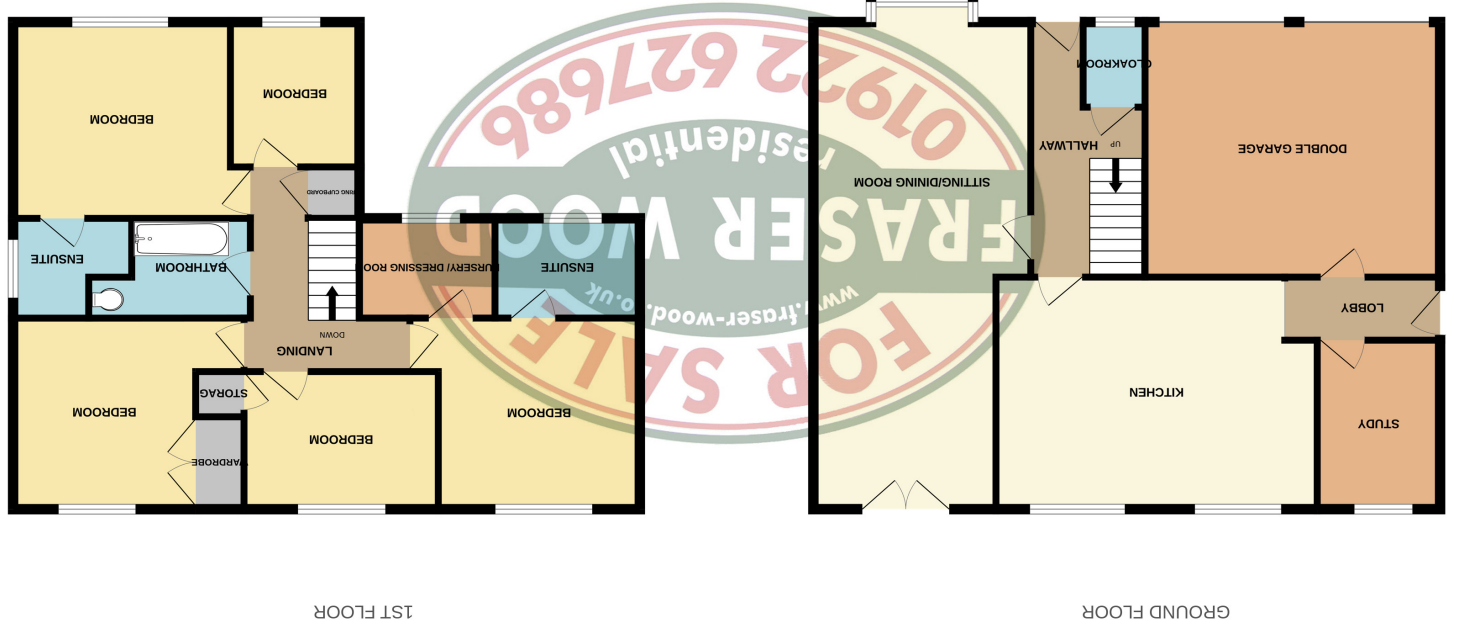




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view 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.
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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	76
F	83
E	
D	
C	
B	
A	
Very energy efficient - lower running costs	



23 High Land Road, Walsall Wood, WS9 9ER

OFFERS REGION £595,000



23 HIGH LAND ROAD, WALSALL WOOD

This modern style detached family residence occupies a very quiet position backing onto Shire Oak Park Nature Reserve in this popular residential area of the Borough, being well served by local amenities.

The well presented accommodation must be viewed to be fully appreciated and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, pin spot lighting, central heating radiator, wooden flooring, coved cornices, under stairs storage space and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to front.

THROUGH LOUNGE/DINING ROOM

8.53m excluding bay x 3.76m maximum (28' 0" x 12' 4") comprising:

LOUNGE AREA with UPVC double glazed square bay window to front, two ceiling light points, two central heating radiators, wooden flooring, coved cornices and feature fireplace surround.

DINING AREA having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator, two wall light points, coved cornices and wooden flooring.

BREAKFAST KITCHEN

5.54m x 4.02m (18' 2" x 13' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with electric hob and extractor hood over, appliance space, plumbing for automatic washing machine, wine chiller, central island with breakfast bar, wooden flooring and two UPVC double glazed windows to rear.



LOBBY

having UPVC double glazed door to side, pin spot lighting, wooden flooring and wall cupboards.

STUDY

2.91m x 2.10m (9' 7" x 6' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

FIRST FLOOR LANDING

having pin spot lighting, coved cornices, wooden flooring and airing cupboard.

BEDROOM NO 1

4.29m x 3.62m (14' 1" x 11' 11") having UPVC double glazed window to rear, pin spot lighting, central heating radiator and wooden flooring.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, extractor fan, wooden flooring and UPVC double glazed window to front.

DRESSING ROOM

2.39m x 1.90m (7' 10" x 6' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 2

4.00m x 3.40m (13' 1" x 11' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to side.



BEDROOM NO 3

3.49m x 2.43m (11' 5" x 8' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 4

3.32m x 3.04m minimum (10' 11" x 10' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and built-in store cupboard.

BEDROOM NO 5

2.53m x 2.24m (8' 4" x 7' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

BATHROOM

having white suite comprising panelled bath with fitted shower attachment, wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, extractor fan and wooden flooring.

OUTSIDE

BLOCK PAVED DRIVEWAY

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

DOUBLE GARAGE

5.40m x 4.70m (17' 9" x 15' 5") having up-and-over entrance doors, power and lighting and central heating boiler.

ATTRACTIVE, ENCLOSED REAR GARDEN

having timber fencing surround, paved patio area, mature lawn, a variety of trees and shrubs and having cold water hose tap.

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/04/03/24

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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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