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10 Raven Road, Walsall, WS5 3PZ

OFFERS REGION £400,000



10 RAVEN ROAD, WALSALL

Conveniently situated, four bedroom detached family home located in this popular and sought after residential area of the Borough and affords an excellent opportunity for the discerning purchaser. Having the benefit of No Upward Chain, briefly comprises: Reception Hall, "L" Shaped Lounge / Diner, Kitchen, Four Bedrooms, Shower Room, Front Driveway & Rear Garden and Tandem Garage.

RECEPTION HALL

Having upvc entrance door, upvc double glazed windows, ceiling light point, radiator and stairs off to first floor.

GUEST CLOAKROOM

Having low level WC, wash hand basin, fully tiled walls, ceiling light point and window to side.

L SHAPED LOUNGE DINER

6.20m max x 7.81m max (20' 4" x 25' 7") Having upvc double glazed angular bay to window, three ceiling light points, two radiators, brick built fireplace surround with fitted gas fire, under stairs store cupboard, upvc double glazed window to rear and upvc double glazed sliding patio door to rear garden



KITCHEN

2.75m x 3.97m (9' 0" x 13' 0") Having inset stainless steel sink unit, wall, base and drawer cupboards, working surfaces, tiled splashback surrounds, gas cooker point, two strip lights, radiator, plumbing for automatic washing, built in store cupboard, upvc double glazed window to side and door to side.



FIRST FLOOR LANDING

Having ceiling light point, loft hatch, built in store cupboard and airing cupboard housing central heating boiler.

BEDROOM ONE

3.28m x 3.59m (10' 9" x 11' 9") Having upvc double glazed window to rear, ceiling light point, radiator and built in mirrored wardrobe.



BEDROOM TWO

2.98m x 3.42m (9' 9" x 11' 3") Having upvc double glazed window to front, ceiling light point, radiator and built in wardrobe.

BEDROOM THREE

Having upvc double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM FOUR

2.32m x 3.13m (7' 7" x 10' 3") Having upvc double glazed window to side, ceiling light point and central heating radiator.

SHOWER ROOM

Having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low level WC, fully tiled walls, ceiling light point, radiator and upvc double glazed window to side.



OUTSIDE

FRONT

Having driveway providing off road parking and side lawn.

REAR

Having enclosed rear garden with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders and variety of trees and bushes.



TANDEM GARAGE

2.67m x 10.26m (8' 9" x 33' 8") Having up and over door, power and lighting and door to rear garden

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/09/04/26

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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.

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