



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.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
78	64



4 Ravensdale Close, Walsall, WS5 3PY

OFFERS REGION £395,000



#### 4 RAVENSDALE CLOSE, WALSALL

This modern style link-detached house is conveniently situated in this popular residential area of the Borough, 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, including the highly regarded Queen Mary's Grammar and High Schools, and the M6 Motorway at Junctions 7 and 9 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, ceiling light point, central heating radiator, wooden flooring and stairs off to first floor.

#### GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to side.



#### L-SHAPED LOUNGE/DINER comprising:

LOUNGE AREA 11' 0" x 8' 4" (3.35m x 2.54m) having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and wooden flooring.

DINING AREA 19' 2" x 11' 6" (5.84m x 3.51m) having UPVC double glazed window to rear, two ceiling light points, central heating radiator, coved cornices, wooden flooring, under stairs store cupboard and UPVC double glazed sliding patio door to conservatory.

#### CONSERVATORY

17' 2" x 11' 0" (5.23m x 3.35m) having UPVC double glazed windows, ceiling fan with light point, central heating radiator, tiled floor and UPVC double glazed window to rear garden.



#### KITCHEN

13' 0" x 8' 5" (3.96m x 2.57m) 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 electric hob and extractor hood over, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator, built-in store cupboard and UPVC double glazed window and door to side.

#### FIRST FLOOR LANDING

having ceiling light point, loft hatch, central heating radiator and airing cupboard.

#### BEDROOM NO 1

11' 2" x 8' 4" (3.40m x 2.54m) having UPVC double glazed window to front, ceiling light point, central heating radiator, laminate flooring and a range of built-in wardrobes and cupboards.

#### BEDROOM NO 2

10' 8" x 8' 4" (3.25m x 2.54m) having UPVC double glazed window to rear, ceiling light point, central heating radiator, laminate flooring and a range of built-in wardrobes and cupboards.

#### BEDROOM NO 3

11' 9" x 10' 0" (3.58m x 3.05m) having UPVC double glazed window to rear, ceiling light point, central heating radiator, laminate flooring and a range of built-in wardrobes and cupboards.

#### BEDROOM NO 4

7' 4" x 5' 5" (2.24m x 1.65m) having UPVC double glazed window to side, ceiling light point, central heating radiator and laminate flooring.

#### BATHROOM

having white suite comprising panelled bath, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to side



#### OUTSIDE

#### LAWNED FOREGARDEN

with DRIVEWAY providing off-road parking facilities and with pathway to front entrance door.

#### TANDEM GARAGE

33' 9" x 8' 8" (10.29m x 2.64m) having electrically operated up-and-over entrance door, power and lighting, wall, base and drawer cupboard with roll top work surface, tiled splash back surrounds, gas hob, appliance space, plumbing for automatic washing machine, sink unit, central heating boiler and with UPVC access door to rear garden.

#### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn 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](http://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/02/10/23

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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.