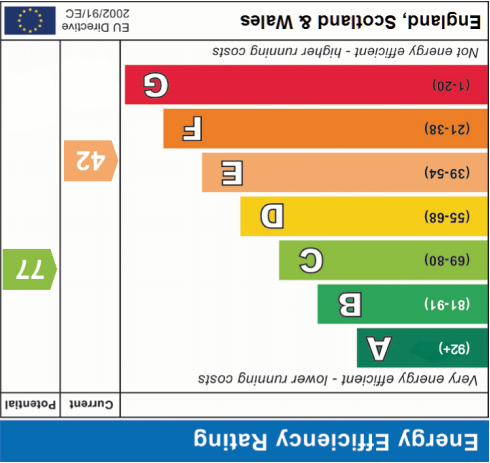
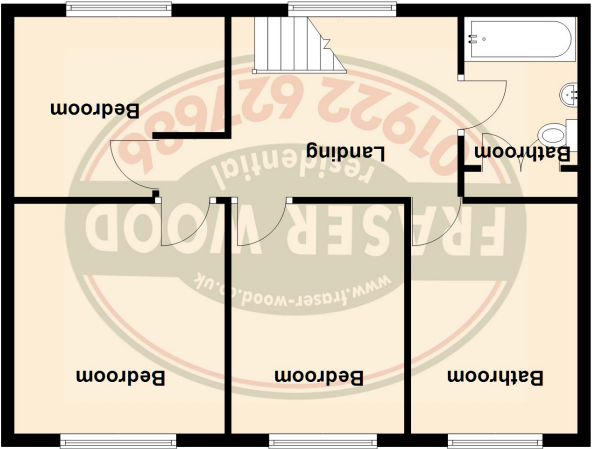
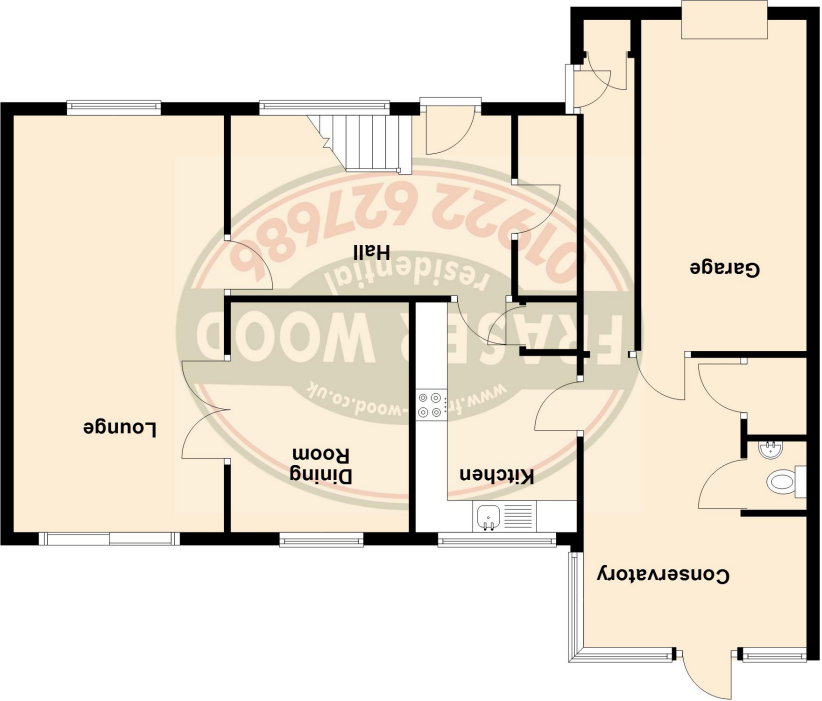




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 150.3 sq. metres (1617.9 sq. feet)





44 LAKE AVENUE, WALSALL

This good sized detached family house occupies a pleasant position in this popular and sought after residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities at Gillity Village, a good range of both private and state schools for children of all ages and Junction 7 of the M6 Motorway is within approximately 6km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

Although in need of modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser to improve and extend the property to suit their own particular requirements, subject to necessary planning consent, and briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door, UPVC double glazed windows, ceiling light point and tiled floor.

RECEPTION HALL

having entrance door, ceiling light point, built-in store cupboard, under stairs storage space and stairs off to first floor.

LOUNGE

6.39m x 3.29m (21' 0" x 10' 10") having window to front, two ceiling light points, two wall light points, two electric storage heaters, brick built fireplace surround and with double glazed sliding door to rear garden.

DINING ROOM

3.63m x 2.76m (11' 11" x 9' 1") having UPVC double glazed window to rear with secondary glazing and ceiling light point.



KITCHEN

3.63m x 2.49m (11' 11" x 8' 2") having inset sink unit with wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, appliance space, plumbing for automatic washing machine, electric storage heater, ceiling light point, tiled floor, built-in store cupboard and UPVC double glazed window to rear.

SIDE CONSERVATORY

3.49m x 2.05m (11' 5" x 6' 9") having UPVC double glazed windows, strip light, cold water tap, built-in store cupboard and UPVC door to rear garden.

GUEST CLOAKROOM

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

FIRST FLOOR LANDING

having UPVC double glazed window to front and ceiling light point.

BEDROOM NO 1

3.67m x 3.36m (12' 0" x 11' 0") having UPVC double glazed window to rear, ceiling light point and electric storage heater.

BEDROOM NO 2

3.67m x 2.43m (12' 0" x 8' 0") having UPVC double glazed window to rear, ceiling light point and electric storage heater.

BEDROOM NO 3

3.66m x 2.84m (12' 0" x 9' 4") having UPVC double glazed window to rear, two ceiling light points, electric storage heater and built-in store cupboard.



BEDROOM NO 4

2.94m x 2.62m (9' 8" x 8' 7") having UPVC double glazed window to front, ceiling light point and electric storage heater.

BATHROOM

having white suite comprising panelled bath with shower unit above, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, airing cupboard off, loft hatch and with UPVC double glazed window to side.

OUTSIDE

LAWNED FOREGARDEN

with flower and shrub borders, DRIVEWAY providing off-road parking for several vehicles and with pathway to front entrance door.

GARAGE

5.05m x 2.45m (16' 7" x 8' 0") having up-and-over entrance door, power and lighting.

ENCLOSED REAR GARDEN

with timber fencing surrounds, patio area, lawn, well stocked flower and shrub borders and a variety of trees and bushes.

SERVICES

Company water, electricity and mains drainage are available at the property. We understand that gas is not currently supplied to 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/12/05/25

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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.

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.