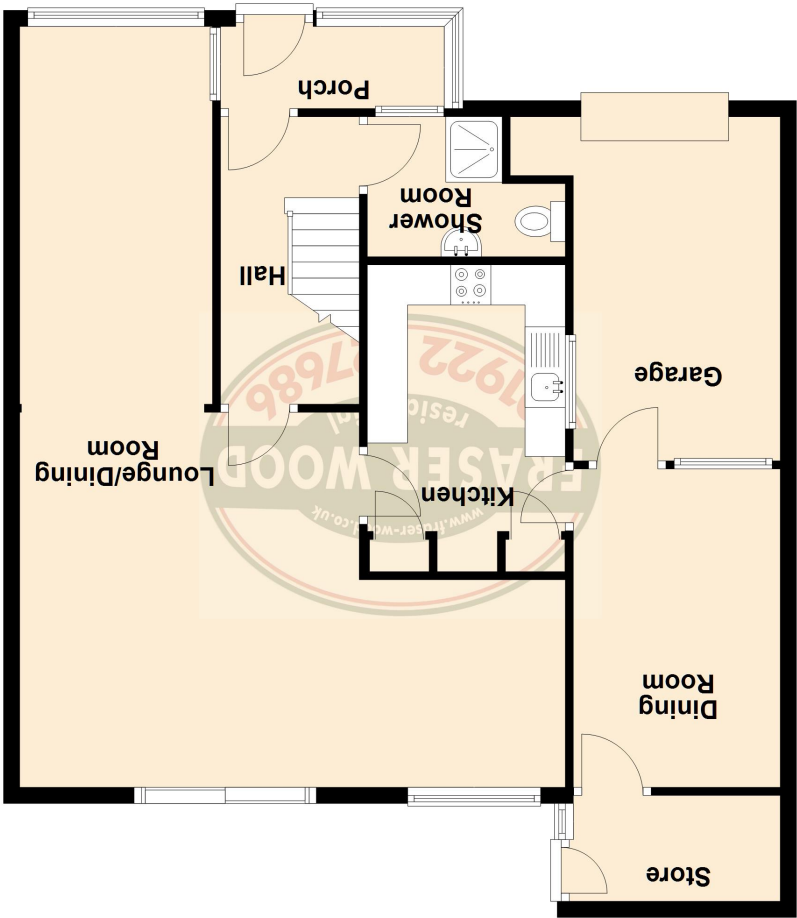


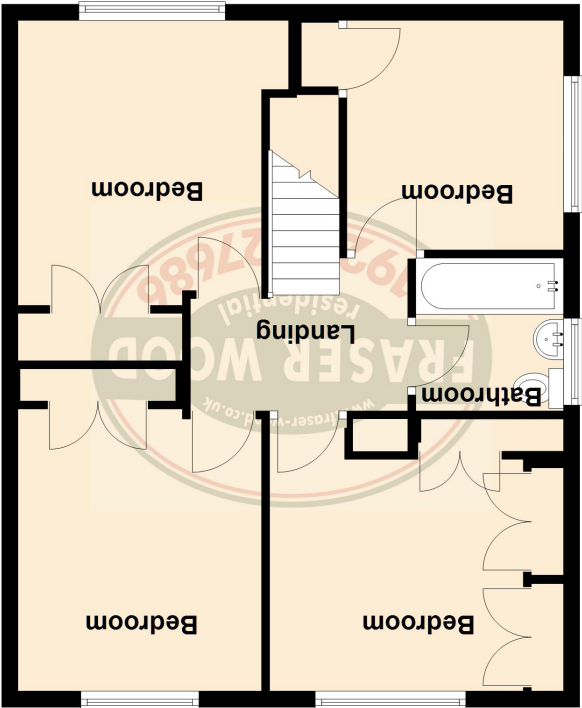


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

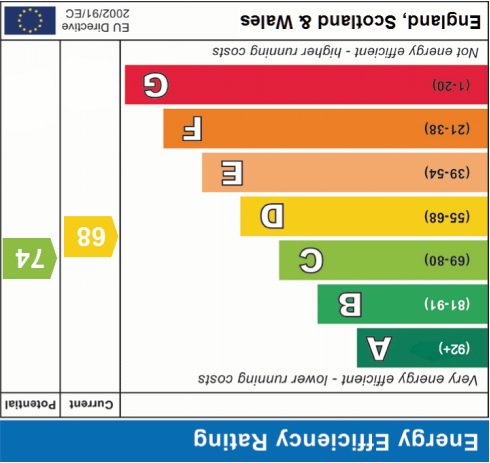
Total area: approx. 144.8 sq. metres (1558.6 sq. feet)



Ground Floor  
Approx. 88.3 sq. metres (950.5 sq. feet)



First Floor  
Approx. 56.5 sq. metres (608.1 sq. feet)



11 Ravensdale Gardens, Walsall, WS5 3PX

OFFERS REGION £445,000





## 11 RAVENSDALE GARDENS WALSALL WS5 3PX

This extended four bedroomed link-detached residence is located in this sought after location being well served by all amenities including local shopping facilities at Gillity Village, public transport services to neighbouring areas, a good range of schools for children of all ages including Park Hall Infant and Junior Academy, Queen Mary's Grammar and High Schools and Barr Beacon School and Junctions 7, 9 or 10 of the M6 Motorway are all within approximately 6km distance thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

This family home must be viewed to fully appreciate the accommodation on offer which briefly includes: Reception Hall, Ground Floor Shower Room, Extended L Shaped Lounge, Dining Room, Kitchen, Utility Room, Four Bedrooms - all with fitted wardrobes, Family Bathroom, Front Driveway, Rear Garden and Garage/Store.

The accommodation in more detail comprises the following:- (all measurements approximate)

### RECEPTION HALL

Having entrance door, pin spot lighting, radiator, wooden flooring and stairs off to first floor.

### GROUND FLOOR 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, heated towel rail, tiled floor and window to side.

### L SHAPED LOUNGE

4.23m max / 2.60 Min x 6.19m max / 3.17 min (13' 11" x 20' 4")  
Having upvc double glazed window to front, three ceiling light points, two central heating radiators, coved cornices, wooden flooring, gas fire and two upvc double glazed patio sliding doors to rear garden.

### FITTED KITCHEN

2.59m x 3.41m (8' 6" x 11' 2") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, splashback surrounds, built in oven with 5 ring gas hob and extractor hood over, integrated microwave, plumbing for automatic washing machine, appliance space, built in store cupboard, ceiling light point ,tiled floor, upvc double glazed window to side and door to:

### DINING ROOM

2.60m x 3.17m (8' 6" x 10' 5") Having three wall light points, central heating radiator and wooden flooring

### UTILITY ROOM

1.32m x 2.82m (4' 4" x 9' 3") Having central heating boiler, ceiling light point, appliance space and upvc door to rear garden.

### FIRST FLOOR LANDING

Having ceiling light point, airing cupboard and loft hatch.

### BEDROOM ONE

2.57m min x 3.44m (8' 5" x 11' 3") Having upvc double glazed window to front, ceiling light point, central heating radiator and built in wardrobe.

### BEDROOM TWO

2.57m x 3.28m (8' 5" x 10' 9") Having upvc double glazed window to rear, ceiling light point, central heating radiator and built in wardrobe.

### BEDROOM THREE

2.97m x 3.28m (9' 9" x 10' 9") Having upvc double glazed window to rear, ceiling light point, central heating radiator and built in wardrobe.

### BEDROOM FOUR

2.34m x 2.68m (7' 8" x 8' 10") Having upvc double glazed window to side, ceiling light point, central heating radiator and built in wardrobe and cupboard.

### FAMILY BATHROOM

Having white suite comprising panelled bath with fitted shower unit, pedestal hash hand basin, low level WC, fully tiled walls, ceiling light point, central heating radiator, extractor fan and upvc double glazed window to side.

### OUTSIDE

### BLOCK PAVED FRONT DRIVEWAY

providing off road parking for several vehicles.

### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, flower and shrub borders, variety of trees and bushes and timber garden shed.

### GARAGE / STORE

2.64m x 4.31m (8' 8" x 14' 2") Having roller shutter door, power and lighting, inset stainless steel sink unit, base board and roll top working surface.

### 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](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/15/08/25

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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.

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