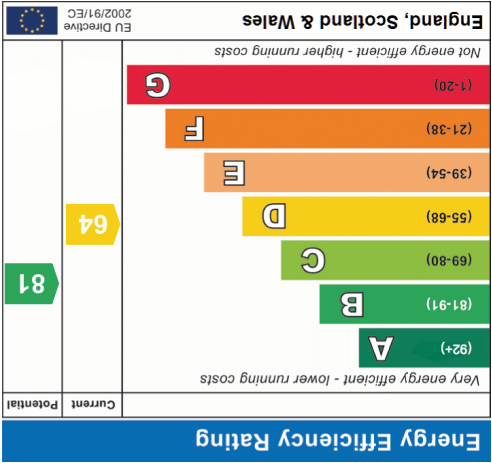




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Do so particularly if you are contemplating travelling some distance to view the property.







## GLOUCESTER ROAD

Spacious Impressive Detached Residence in a much sought after location which must be viewed to appreciate the accommodation on offer. Having Excellent excellent local amenities, Transport Links and Schools. Briefly comprises: Porch, Reception Hall, Lounge, Sitting Room, Kitchen Diner, Conservatory, Utility, Ground Floor Shower Room, 4 Bedrooms, En-Suite to Main Bedroom, Family Bathroom, In and Out Driveway, Good Size Rear Garden and side Garage/Store.

## PORCH

Having upvc entrance door, pin spot lighting, tiled floor and upvc double glazed windows to front and side.

## RECEPTION HALL

Having upvc entrance door, upvc double glazed window to front, pin spot lighting, radiator, tiled floor, built in store cupboard 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, towel rail, tiled floor and upvc double glazed window to side.

## LOUNGE

3.67m x 4.26m (12' 0" x 14' 0") Having upvc double glazed window to front, pin spot lighting, radiator and coved cornices.

## SITTING ROOM

2.26m x 5.27m (7' 5" x 17' 3") Having upvc double glazed window to front, two ceiling light points and electric heater.

## OPEN PLAN KITCHEN DINER

3.48m x 7.42m (11' 5" x 24' 4")

## KITCHEN

3.47m x 3.60m (11' 5" x 11' 10") Having inset stainless steel sink unit, wall, base and drawer cupboards, working surfaces, tiled splashback surrounds, built in oven with 5 ring gas hob and extractor hood over, integrated microwave, pop up sockets, tiled floor, pin spot lighting and upvc double glazed window to rear.

## Dining Area

3.48m x 3.66m (11' 5" x 12' 0") Having upvc double glazed window to rear, pin spot lighting, central heating radiator, tiled floor and upvc double glazed door to conservatory.

## CONSERVATORY

3.15m x 3.90m (10' 4" x 12' 10") Having upvc double glazed windows, wall light point, wooden flooring, upvc double glazed doors to rear garden.

## UTILITY

2.32m x 3.36m (7' 7" x 11' 0") Having inset stainless steel sink unit, wall and base cupboards, working surfaces with splashback surrounds, tiled floor, appliance space, plumbing for automatic washing machine, ceiling light point, electric heater, upvc double glazed window to side and upvc door to rear garden.

## FIRST FLOOR LANDING

0m x 0m (0' 0" x 0' 0") Having upvc double glazed window to side, two ceiling light points and loft hatch.

## BEDROOM ONE

2.60m x 3.67m (8' 6" x 12' 0") Having upvc double glazed window to front, ceiling light point, radiator and a range of fitted mirrored wardrobes.

## EN SUITE SHOWER ROOM

Having white suite comprising: shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low level WC, fully tiled walls, ceiling light point, tiled floor and upvc double glazed window to front.

## BEDROOM TWO

3.51m x 3.64m (11' 6" x 11' 11") Having upvc double glazed window to rear, ceiling light point, radiator and built in mirrored wardrobe.

## BEDROOM THREE

1.75m x 4.69m (5' 9" x 15' 5") Having upvc double glazed window to rear, ceiling light point, radiator and built in mirrored wardrobe.

## BEDROOM FOUR

1.84m x 3.52m (6' 0" x 11' 7") Having upvc double glazed window to rear, ceiling light point, radiator and built in mirrored wardrobe.

## FAMILY BATHROOM

White suite comprising: panelled bath with fitted shower unit and glazed scree, wash hand basin with vanity unit under, low level WC, Fully tiled walls, ceiling light point, towel rail, tiled floor, airing cupboard and upvc double glazed window to front,

## OUTSIDE

## FRONT

Having in and out driveway providing off road parking for several vehicles

## REAR

Having enclosed rear garden with timber fencing surround, paved patio area and lawn.

## GARAGE/STORE

2.05m x 7.84m (6' 9" x 25' 9") Double doors to front and door and window 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band F with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/09/05/25

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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.

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