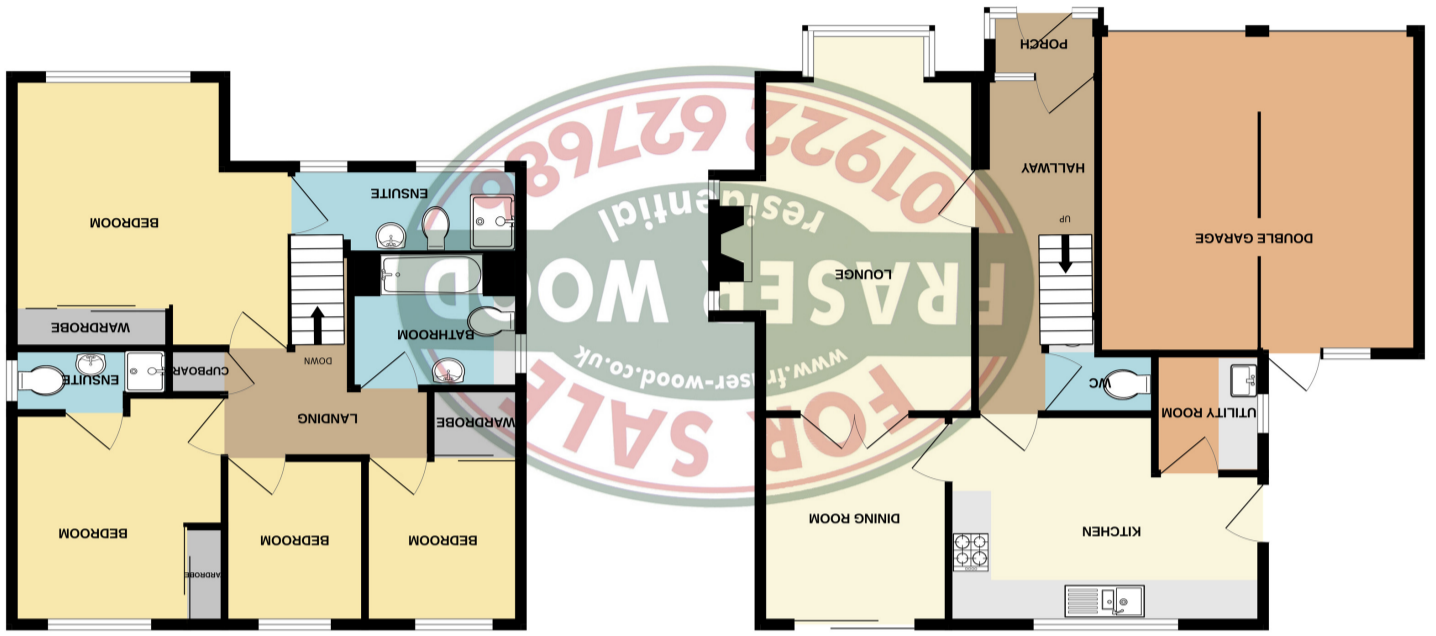




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
74	52
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	



1ST FLOOR

GROUND FLOOR



8 Keble Grove, Walsall, WS1 3TB

OFFERS REGION £525,000



8 KEBLE GROVE, WALSALL

This spaciously proportioned, modern style, four bedroomed detached family house occupies a pleasant position in this sought after 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 and the Walsall Campus of Wolverhampton University. The M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, under stairs storage space, pin spot lighting and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, ceiling light point, central heating radiator and extractor fan.

LOUNGE

5.96m x 3.22m (19' 7" x 10' 7") having double glazed square bay window to front, two ceiling light points, two central heating radiators, coved cornices and feature inglenook fireplace with fitted gas fire.

DINING ROOM

3.23m x 2.82m (10' 7" x 9' 3") having double glazed sliding patio door to rear garden, ceiling light point, central heating radiator and coved cornices.

BREAKFAST KITCHEN

4.79m x 3.10m (15' 9" x 10' 2") having inset sink unit, wall base and drawer cupboards, roll top work surfaces, tiled splash surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic dishwasher, two ceiling light points, central heating radiator, double glazed window to rear and door to side.



UTILITY ROOM

1.77m x 1.44m (5' 10" x 4' 9") having inset stainless steel sink unit, base cupboards with roll top work surface, tiled splash back surround, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator and double glazed window to side.

FIRST FLOOR LANDING

having ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 1

4.43m x 4.22m (14' 6" x 13' 10") having double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobes.

EN SUITE SHOWER ROOM

having coloured suite comprising shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and double glazed window to front.

BEDROOM NO 2

3.56m x 3.25m (11' 8" x 10' 8") having double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.

EN SUITE SHOWER ROOM

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

BEDROOM NO 3

2.93m x 2.42m (9' 7" x 7' 11") having double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.

BEDROOM NO 4

2.61m x 2.23m (8' 7" x 7' 4") having double glazed window to rear, ceiling light point and central heating radiator.



FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, extractor fan and double glazed window to side.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles, lawn and a variety of trees and shrubs.

DOUBLE GARAGE

5.16m x 4.97m (16' 11" x 16' 4") having up-and-over door, power and lighting, central heating boiler and double glazed window and access door to rear garden.

ENCLOSED, SOUTH FACING REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, timber garden shed, cold water hose tap 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 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 F with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/14/03/24

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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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