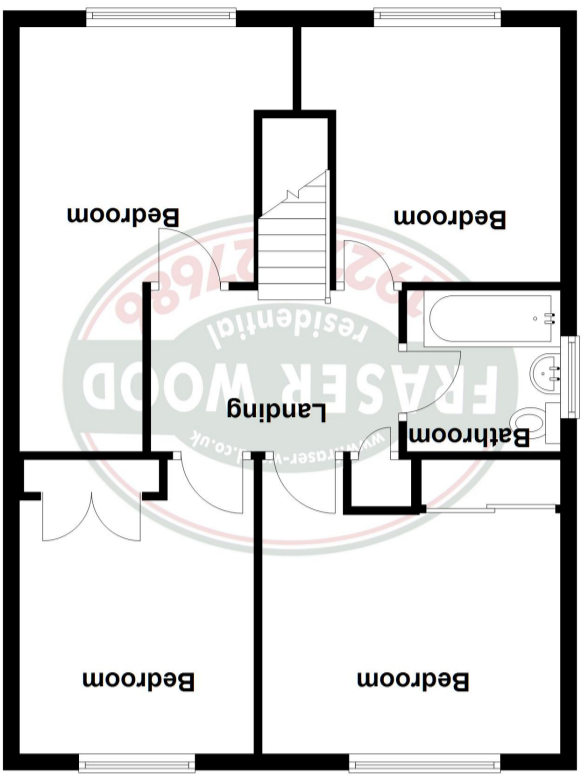


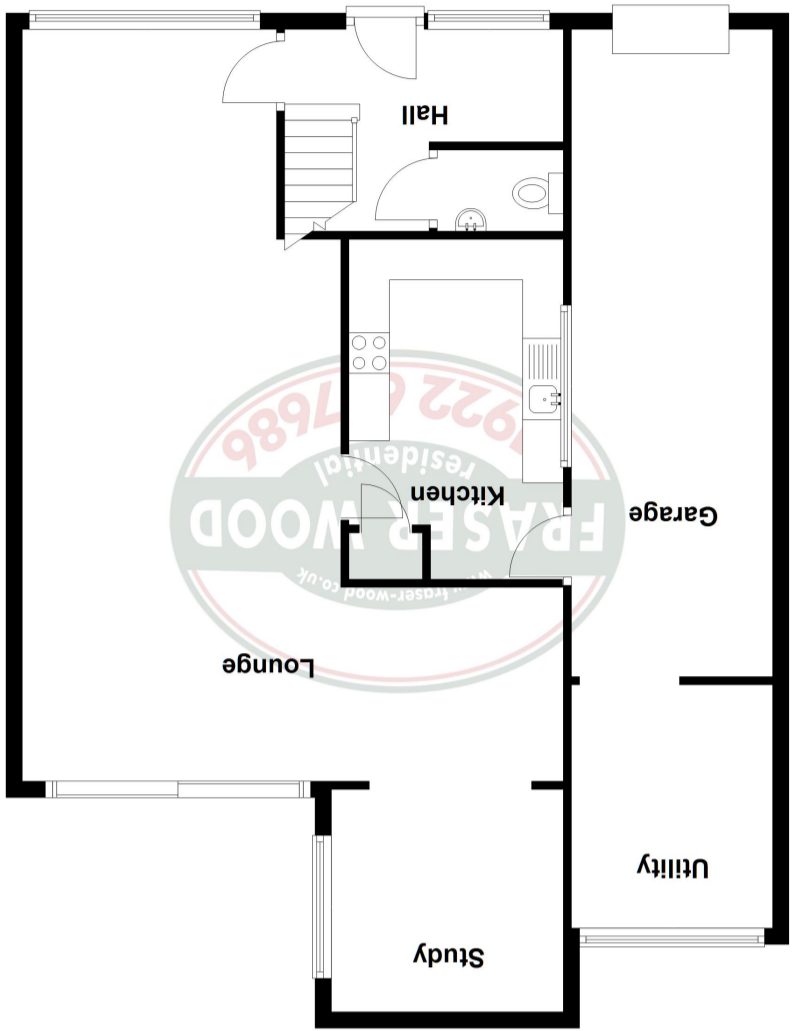


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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	70
	81



First Floor



Ground Floor



7 Ravensdale Gardens, Walsall, WS5 3PX

OFFERS REGION £375,000



7 RAVENSDALE GARDENS, WALSALL

This extended, four bedroomed, detached family house occupies a pleasant position in this popular and sought after area of the Borough, being well served by local amenities including public transport services to neighbouring areas, a good range of both private and state schools for children of all ages and the M6 Motorway at Junction 7, 9 or 10 are all within approximately 7 km distance, providing 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, UPVC double glazed windows to front, ceiling light point and wooden flooring.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, tiled splash back surrounds, ceiling light point, wooden flooring and UPVC double glazed window to side.

L-SHAPED LOUNGE/SITTING ROOM

8.71m maximum, 2.42m minimum x 6.09m maximum, 3.35m minimum (28' 7", 7' 11", x 20' 0", 11' 0") comprising:

LOUNGE AREA with UPVC double glazed window to front, two ceiling light points, central heating radiator, wooden flooring, under stairs storage space, brick built fireplace surround with log burner and UPVC double glazed patio door to rear garden.

SITTING AREA having ceiling light point, central heating radiator and wooden flooring.



DINING ROOM

2.32m x 2.30m (7' 7" x 7' 7") having UPVC double glazed windows to side and rear and wooden flooring.

KITCHEN

3.89m x 2.47m (12' 9" x 8' 1") 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 gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, ceiling light point, built-in store cupboard, UPVC double glazed window to side and UPVC door to carport.

FIRST FLOOR LANDING

having ceiling light point, loft hatch and airing cupboard housing the central heating boiler.

BEDROOM NO 1

3.78m x 2.91m (12' 5" x 9' 7") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.21m x 2.49m (10' 6" x 8' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes.

BEDROOM NO 3

3.44m x 3.21m (11' 3" x 10' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 4

3.00m x 2.24m (9' 10" x 7' 4") having UPVC double glazed window to side, ceiling light point, central heating radiator and wooden flooring.



BATHROOM

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to side.

OUTSIDE

FOREGARDEN

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

SIDE CARPORT

7.91m x 2.86m (25' 11" x 9' 5") having electrically operated roller shutter door, ceiling light point and cold water tap.

GARAGE AT REAR

4.96m x 2.50m (16' 3" x 8' 2") having up-and-over entrance door and access door to rear garden.

ENCLOSED REAR GARDEN

with timber fencing surrounds, patio area, lawn, a variety of trees and shrubs.

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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/07/11/24

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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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