

**4 Bay Tree Court Larchwood Road,Walsall WS5 4HZ**

**welcome to**

## **4 Bay Tree Court Larchwood Road, Walsall**

Three-bedroom home in Bay Tree Court, Yew Tree Estate, with lounge, fitted kitchen, conservatory, guest WC, and top-floor master bedroom. Includes driveway and rear garden with patio and lawn.

### **Agent Note**

The Council Tax Band is C. The term lease is 999 years from 1 January 2015.

### **Approach**

Tarmac driveway

### **Guest Wc**

WC, hand wash basin, radiator

### **Lounge**

14' 9" into recess x 11' 10" ( 4.50m into recess x 3.61m )  
Double glazed window to the front of the property, radiator, understairs storage.

### **Kitchen**

11' 9" x 8' 10" ( 3.58m x 2.69m )  
Double glazed window and double glazed doors to conservatory, a range of wall and base units with a roll top worksurface, integrated gas hob and electric oven, space for a washing machine, stainless steel sink and drain, radiator.

### **Conservatory**

8' into recess x 9' 4" ( 2.44m into recess x 2.84m )  
Double glazed windows and double glazed doors into garden

### **Second Floor**

#### **Landing**

Second floor landing with storage cupboard

#### **Bedroom One**

20' 8" x 8' 4" ( 6.30m x 2.54m )  
Second floor bedroom, dual aspect double glazed windows, radiator, built in storage cupboard

### **First Floor**

#### **Landing**





First floor landing radiator stairs to second floor

### **Bedroom Two**

11' 10" x 10' 4" into recess ( 3.61m x 3.15m into recess )  
Double glazed window to the front of the property,  
radiator

### **Bedroom Three**

9' 8" to front wardrobe x 8' 10" into recess ( 2.95m to  
front wardrobe x 2.69m into recess )  
Double glazed window to the rear of the property,  
radiator

### **Bathroom**

Double glazed window to the side of the property,  
bath with mixer tap and over shower, pedestal sink,  
WC, radiator



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## 4 Bay Tree Court Larchwood Road, Walsall

- Three-bedroom layout with top-floor master bedroom
- Bright lounge and modern fitted kitchen
- Conservatory providing extra living space
- Downstairs guest WC
- Family bathroom on the first floor

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

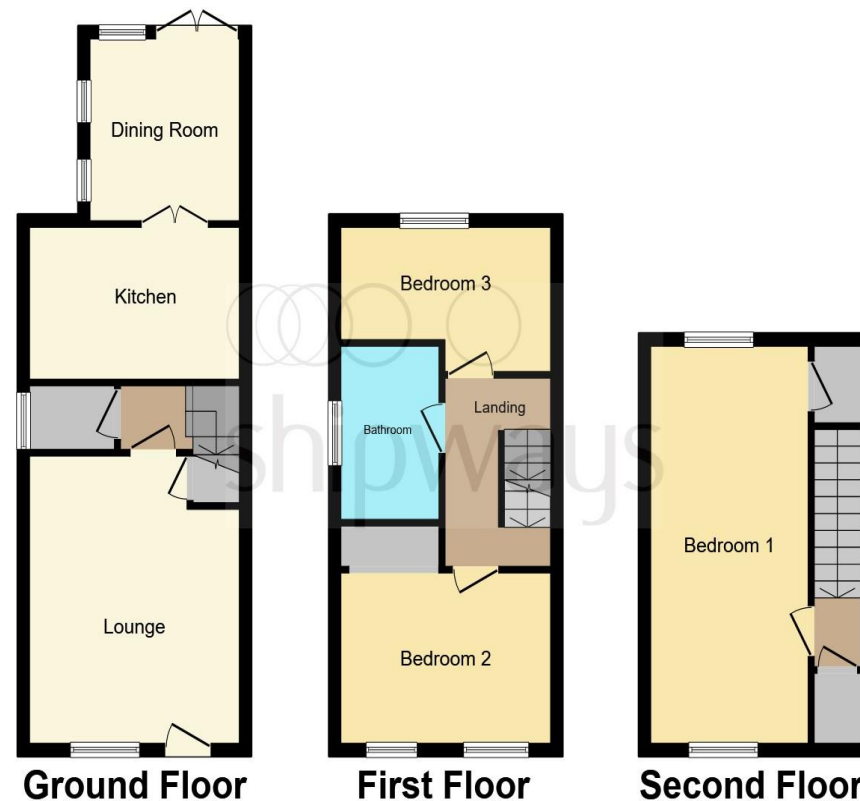
Ground Rent: 225.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£220,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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