



24 Victory Lane,
Walsall, WS2 8TG

Offers in the Region Of £340,000

Walsall

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Set in a pleasant cul-de-sac location, within easy reach of schools, amenities and transport links, this fabulous, detached family home boasts beautifully presented accommodation, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor and guest WC off, light and spacious living room with window to the front elevation, attractive feature fireplace with electric fire inset and access to dining room which has French windows to the rear. A further doorway from the lounge leads into the beautifully appointed kitchen which features a range of wall/base units, integrated washing machine, oven and hob with stylish extractor over, access to under-stairs storage cupboard and door leading into the rear garden.

To the first floor there are four excellent bedrooms and the bathroom with suite comprising WC, wash basin and bath.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is a block paved driveway to the front of the property with access to the garage via an up-and-over garage door.





Property Specification

Lounge -	5.94m (19'6") max into bay x 4.12m (13'6") max
Dining Room -	3.37m (11') x 2.66m (8'9")
Kitchen -	3.37m (11') max x 2.36m (7'9")
WC -	1.63m (5'4") x 1.01m (3'4")
Bedroom 1 -	3.81m (12'6") x 3.04m (10') plus 0.71m (2'4") x 0.71m (2'4")
Bedroom 2 -	2.87m (9'5") x 2.75m (9')
Bedroom 3 -	2.87m (9'5") x 2.27m (7'5")
Bedroom 4 -	2.74m (9') x 1.98m (6'6")
Bathroom -	2.65m (8'8") x 1.78m (5'10")
Garage -	5.78m (18'11") x 2.47m (8'1")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 15th January 2024

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

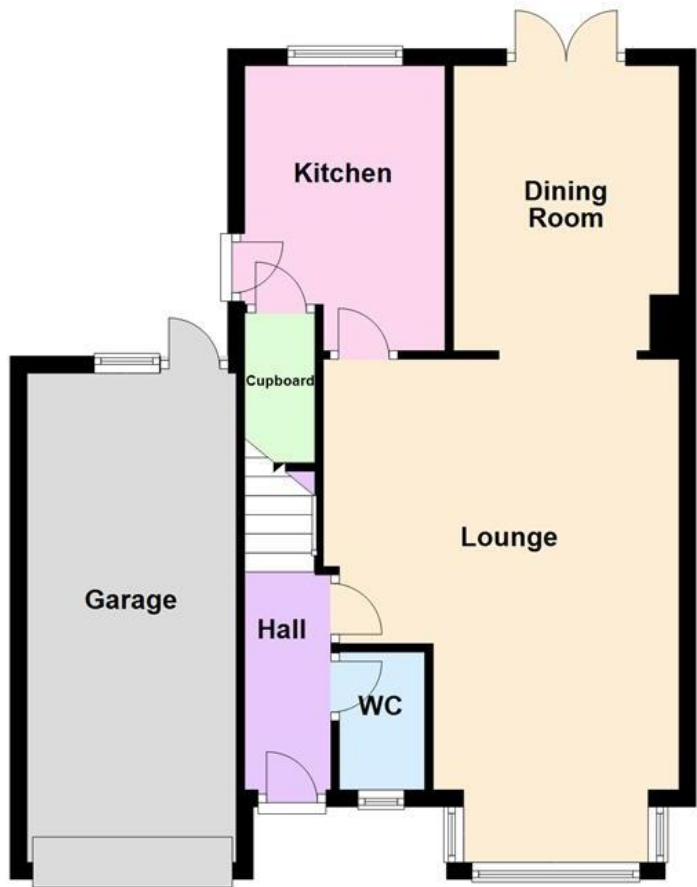
Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



Ground Floor



First Floor

