PAUL CARR Estate Agents Sales & Lettings

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8 Homestead Close, Walsall, WS4 2AD

£685,000

Walsall

£685,000

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Paul Carr Estate Agents are delighted to offer for sale this executive detached family home, originally built by Kendrick Homes.

The property is situated in a much sought after residential location enjoying panoramic views over the open fields whilst being in a convenient position for transport links and all local amenities.

In brief, this delightful property benefits from five bedrooms (master with en-suite), two reception rooms, impressive open plan kitchen diner, separate utility room, excellent garden room/bar and integral garage.

Viewing is recommended at the earliest possible opportunity to fully appreciate the accommodation being offered for sale.





























Property Specification

Hallway -	4.26m (14') x 1.81m (5'11")
Lounge -	5.42m (17'9") x 3.81m (12'6")
Dining Room -	3.81m (12'6") x 3.19m (10'6") max
Kitchen/Diner -	5.45m (17'11") x 4.59m (15'1")
Utility -	2.69m (8'10") x 1.79m (5'10")
WC -	1.90m (6'3") x 0.86m (2'10")
Garage -	5.41m (17'9") x 4.47m (14'8") max
Bedroom 1 -	4.80m (15'9") x 3.81m (12'6")
Ensuite -	3.10m (10'2") max x 1.95m (6'5")
Bedroom 2 -	4.14m (13'7") max x 3.10m (10'2")
Bedroom 3 -	3.81m (12'6") x 3.81m (12'6")
Bedroom 4 -	3.53m (11'7") x 2.74m (9')
Bedroom 5 -	3.71m (12'2") x 2.00m (6'7")
Bathroom -	2.78m (9'1") x 1.84m (6')

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.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

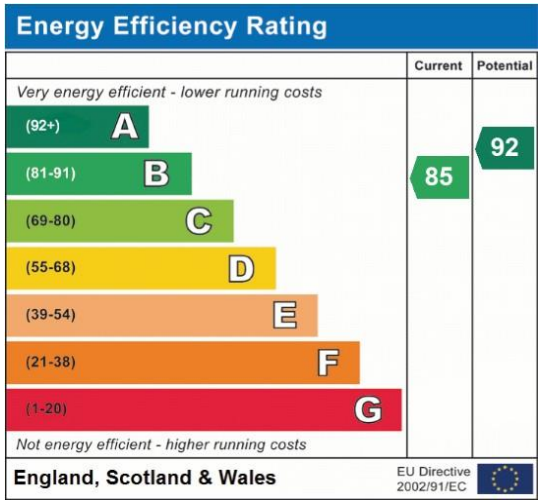
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman