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7 Cartersfield Lane, Walsall, WS9 9EF

£325,000

Ground Floor:

The property is entered via a welcoming hallway with stairs rising to the first floor, useful understairs storage and doors leading to the principal accommodation. The spacious lounge is an excellent reception room, featuring a characterful log burner, two radiators, double glazed windows to both the front and rear and access through to the kitchen and dining room. The separate dining room provides an ideal space for family meals and entertaining, with French-style doors opening directly onto the garden. The kitchen is fitted with a range of wall and base cupboard units, integrated four-ring gas hob, oven, grill, fridge and freezer, together with a one-and-a-half bowl sink with drainer and mixer tap and double glazed window to the front. A useful utility room provides plumbing for a washing machine, boiler, double glazed window to the rear and access to the garden, while a separate guest WC completes the ground floor.

First Floor:

The first floor provides three well-proportioned bedrooms, with bedroom one benefiting from fitted storage units and a rear-facing double glazed window, while bedroom two also overlooks the rear. Bedroom three features double glazed windows to the front and side aspects. The family bathroom is fitted with a bath with shower over, wash hand basin and heated chrome towel rail, with an obscure double glazed window to the front. A separate WC with obscure double glazed window completes the first floor, while the landing also provides loft access.

Outside:

To the front, the property benefits from a tarmac driveway providing ample off-road parking, with established shrubs and mature planting creating an attractive approach to the home. Gated side access leads through to the rear, where there is a generous and beautifully established garden, predominantly laid to lawn and surrounded by a wealth of mature trees, shrubs and planted borders. A paved pathway runs through the garden towards a useful timber garden room and further outdoor storage, while the extensive planting provides a good degree of privacy. The property also benefits from a substantial covered patio area adjoining the rear of the property, providing a versatile space for outdoor seating and entertaining.

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:

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.

Measurements:

Entrance Hallway

Lounge -	9' 7" x 19' 3" (2.92m x 5.86m)
Dining Room -	10' 8" x 9' 9" (3.25m x 2.97m)
Kitchen -	13' 2" x 8' 2" (4.01m x 2.49m)
Utility Room -	12' 2" x 8' 2" (3.71m x 2.49m)
Guest WC -	2' 9" x 5' 9" (0.84m x 1.75m)
Bedroom One -	13' 2" x 10' 2" (4.01m x 3.10m)
Bedroom Two -	10' 8" x 10' 0" (3.25m x 3.05m)
Bedroom Three -	8' 9" x 8' 0" (2.66m x 2.44m)
Family Bathroom -	4' 8" x 6' 0" (1.42m x 1.83m)
WC -	3' 0" x 5' 5" (0.91m x 1.65m)

Viewer's Notes:

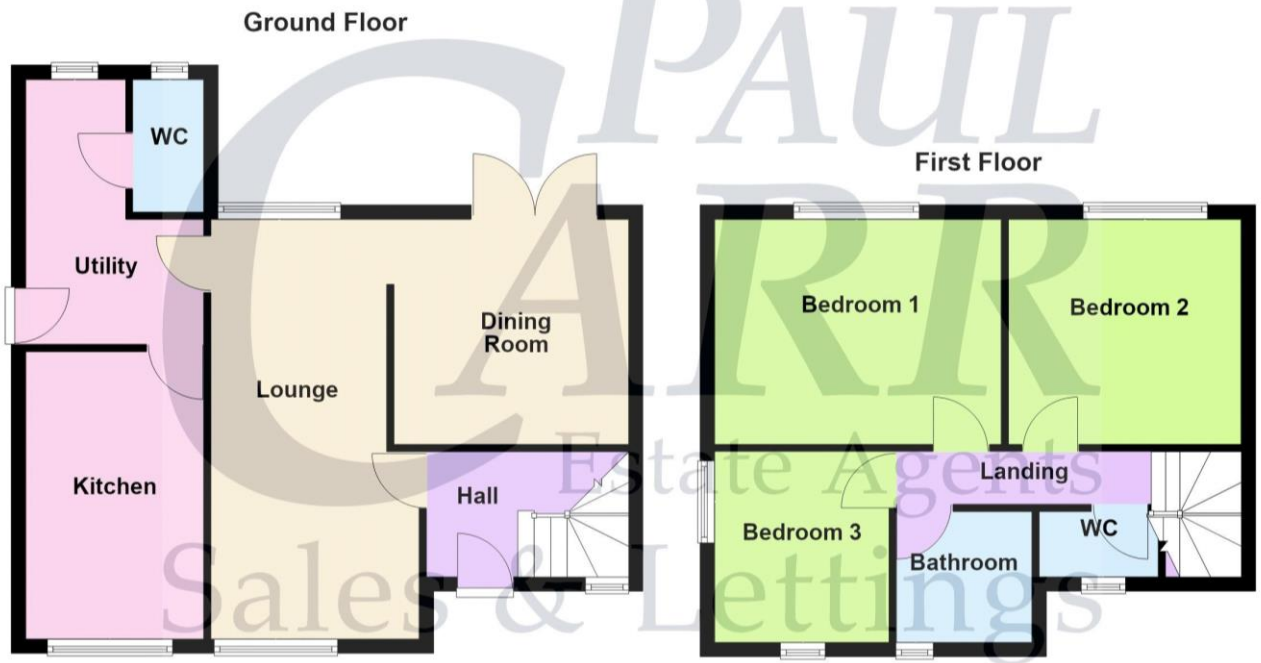
Tenure: Freehold

Council Tax Band: C

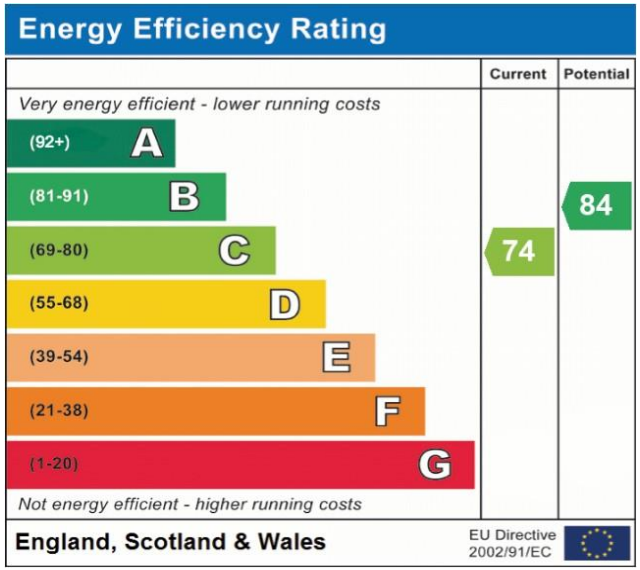
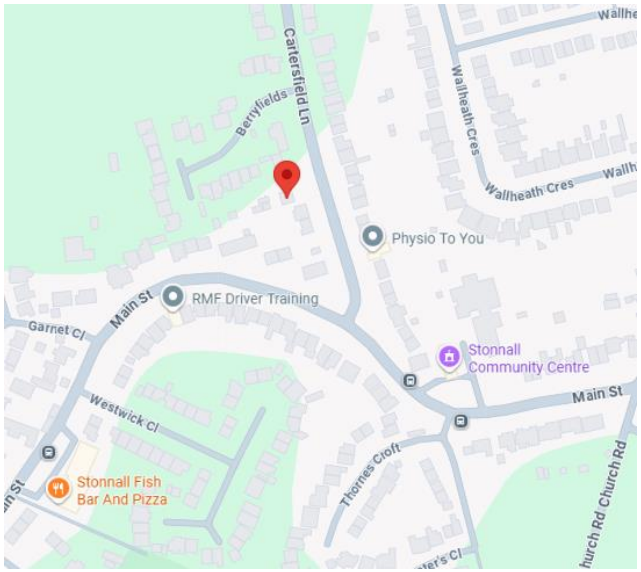
Connected Services: Gas, water, electric & drainage

Floor Plan

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



Energy Performance Rating



Map Location