

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- Three bedrooms
- Well appointed white bathroom
- Spacious open plan lounge
- Enlarged dining room
- Fitted kitchen with appliances
- Side garage
- Generous, wide plot with additional side garden
- Solar panels providing domestic electricity
- Set in a convenient, central location



DAFFODIL PLACE, WALSALL, WS5 3DX - OFFERS AROUND £350,000

Set in a small cul-de-sac in a central location, upon a generous plot having additional lawned garden to side, this well presented, freehold, link-detached family home, is complemented by the provision of gas central heating and pvc double glazing (both where specified). Having excellent road links to both Walsall and Aldridge town centres, the Midlands motorway network is also close to hand, as is well regarded schooling. Briefly comprising fully enclosed porch, open plan reception hall to a generous lounge, wide dining room, fitted kitchen with appliances, three bedrooms, white bathroom, side garage and rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a twin car driveway, access is gained to the property via a pvc door having double glazed insets opens to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, door to:

OPEN PLAN RECEPTION HALL: Stairs off, opening to:

SPACIOUS LOUNGE: 15'2" x 15' max / 11' min Pvc double glazed window to front, pebble style living flame gas fire set on a marble hearth having matching recess and fire surround, radiator with cover.

DINING ROOM: 15' x 9'6" Pvc double glazed window and patio doors to rear, fitted dresser unit having shelving, together with wall and base units, double radiator.

FITTED KITCHEN: 11'7" x 7'6" Pvc double glazed window and part double glazed door to rear, sink unit set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, stainless steel gas hob, integrated oven, double radiator, tiled floor.

STAIRS TO LANDING: Pvc double glazed window to side, linen cupboard.

BEDROOM ONE: 12'4" x 8'2" max / 6'2" min Pvc double glazed window to front, two double fitted and double built-in wardrobes, storage cupboards over bed recess, fitted dressing table unit with drawers, double radiator.

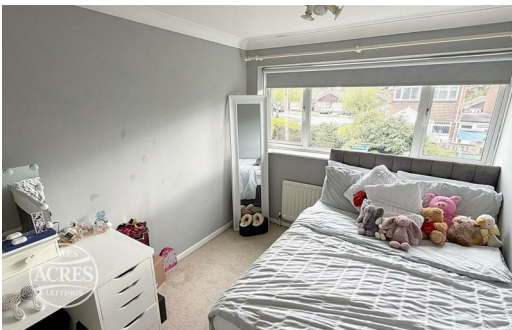
BEDROOM TWO: 11'6" x 8'6" Pvc double glazed window to rear, radiator, double built-in wardrobe.

BEDROOM THREE: 8'9" x 6'6" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over and glazed splash screen, tiled splash backs, vanity wash hand basin with base unit beneath, low flushing wc, tiled floor, chrome ladder style radiator.

GARAGE WITH LAUNDRY AREA: 16'10" x 8'3" Up and over door, plumbing for washing machine, space for dryer, door to kitchen.

OUTSIDE: Block paved patio area to a lawned rear garden having timber fencing, mature shrubs and bushes, gate to additional lawned garden set to side with further shrubs and bushes.



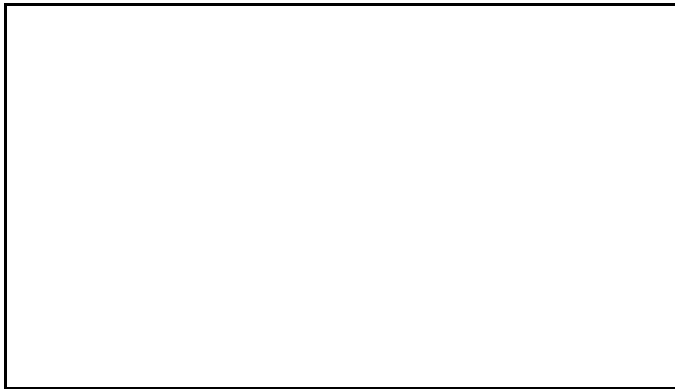
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D **COUNCIL:** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	84	86

England & Wales EU Directive 2002/91/EC



Daffodil Place, Walsall



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.