



# HOPKINS & DAINTY

ESTATE AGENTS



## Lazy Hill Road, Walsall, WS9 8RR

**£349,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY OF TICKNALL offer this EXTENDED family home. Set in a pleasant residential area on the edge of Aldridge, near to open countryside. Standing on a generous garden plot with front driveway parking and spacious living accommodation throughout.

This versatile home has been extended to provide ideal living accommodation for a growing family. Comprising: entrance porch and hallway, bay fronted lounge with a feature fireplace, separate rear dining room with patio doors to the garden. An L-shaped kitchen/breakfast room, utility room and useful home study.

On the first floor there are four bedrooms, the master bedroom has a range of fitted wardrobes. There is a main family bathroom along with an extra shower room.

The property has gas central heating and double glazing; front driveway parking and a generous rear lawn and patio garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Porch

Accessed via a double glazed entrance door, with double glazed windows and a door to:

### Hallway



With laminate flooring, a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

### Lounge 12'6" x 11'11" (+bay) (3.83 x 3.65 (+bay))



Bay fronted lounge with a feature fireplace and gas fire. Laminate flooring, a radiator, coving to the ceiling, a double glazed front bay window and glazed double doors opening to:

### Dining Room 10'5" x 10'2">8'7" (3.18 x 3.10>2.62)



With double glazed sliding patio doors opening onto the rear garden. Laminate flooring, a radiator, coving to the ceiling and a serving hatch to the kitchen.

### Kitchen/Breakfast Room 16'6">8'6" x 14'6">6'6" (5.05>2.60 x 4.42>2.00)



L-shaped kitchen/breakfast room with a range of base and wall units, worktops, breakfast bar and an inset Belfast style sink and drainer. There is a matching dresser unit with glazed display cabinets, space for a range cooker and dishwasher, a radiator, ceiling spotlights, a designer radiator and double glazed windows and French doors opening onto the garden. Door to:

### Utility Room 5'6" x 5'6" (1.70 x 1.69)

With tiled flooring, a radiator, plumbing for a washing machine, wall mounted gas boiler and a double glazed side access door.

**Study 9'8" x 5'6" (2.95 x 1.68)**



With laminate flooring, a radiator and double glazed front bay window.

**First Floor Landing**

With a double glazed side window, radiator and access to the loft space. Doors leading off.

**Bedroom 1 12'4" x 10'5" (3.77 x 3.18)**



Measurements include the wardrobes.

Front double bedroom with fitted wardrobes, drawers and overhead cupboards. Laminate flooring, a radiator, built in storage cupboard and a double glazed front window.

**Bedroom 2 10'5" x 8'7" (+wardrobes) (3.19 x 2.63 (+wardrobes))**



Rear double bedroom with a radiator, double glazed window and built in wardrobes.

**Bedroom 3 9'2" x 7'11" (2.80 x 2.43)**



Third bedroom with laminate flooring, a radiator and a double glazed front window.

**Bedroom 4 11'9" x 5'6" (3.59 x 1.68)**



Fourth bedroom with laminate flooring, a radiator and a

double glazed front window.

### Bathroom 7'8" x 5'5" (2.34 x 1.66)



With a three piece suite comprising panel corner bath, wash hand basin and WC. Storage cupboards, a heated towel rail, tiled flooring and splashbacks, spotlights and a double glazed rear window.

### Shower Room 5'6" x 5'1" (1.69 x 1.57)



Three piece suite comprising shower, wash hand basin and WC. With a wet wall splashback, heated towel rail, ceiling spotlights, an extractor vent and double glazed rear window.

### Front/Driveway

At the front of the property there is a wide driveway providing off road parking and access to the entrance door.

### Rear Garden



To the rear there is an extensive lawn garden with a patio seating area.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan



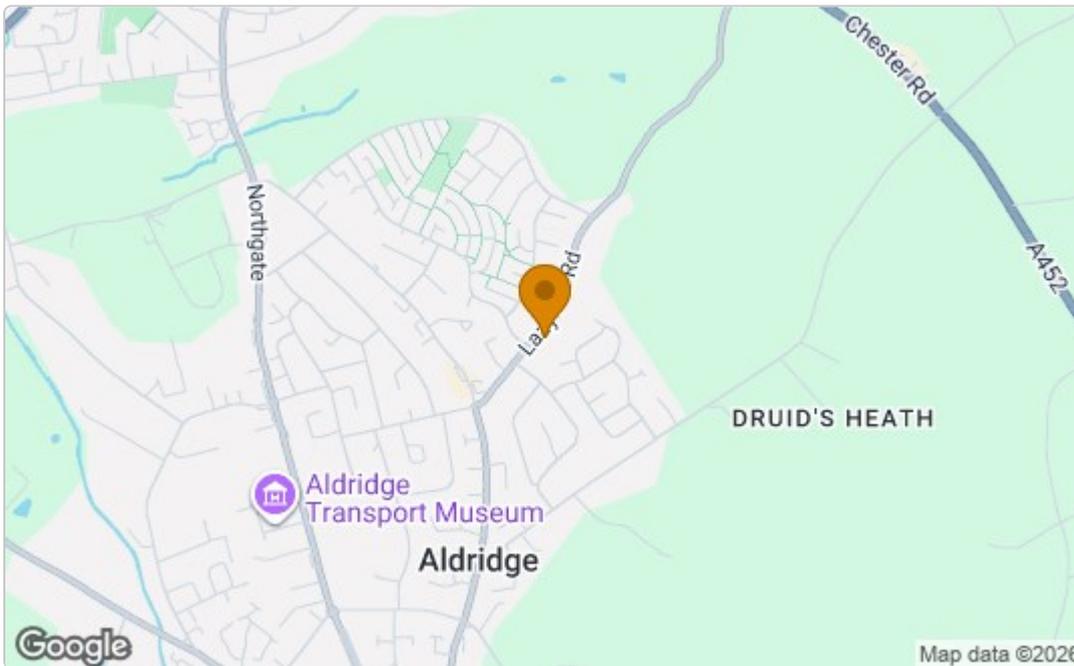
**Ground Floor**  
Approx. 60.0 sq. metres (645.7 sq. feet)

**First Floor**  
Approx. 53.4 sq. metres (575.3 sq. feet)

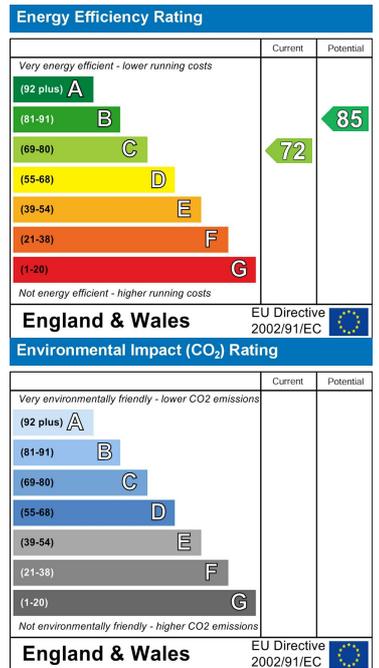
Total area: approx. 113.4 sq. metres (1221.0 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.