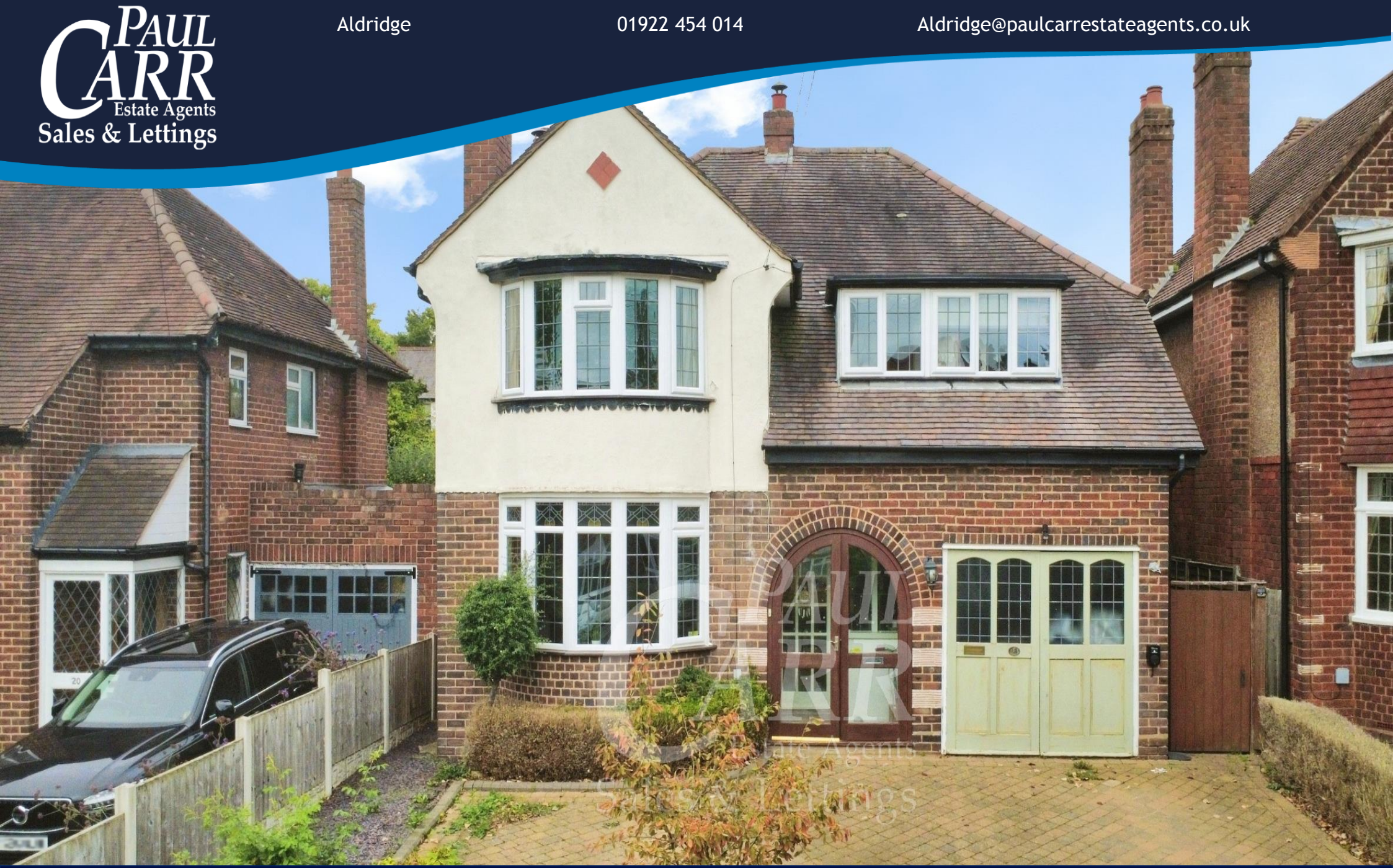
PAUL CARR Estate Agents Sales & Lettings

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# 18 Boscobel Road, Walsall, WS1 2PL

**Offers in the Region Of £475,000**

Ground Floor:

The ground floor comprises a porch with ceiling light point leading into the hallway, which has downlighters, radiator, stairs rising to the first floor and doors leading off. The dining room has a double glazed bay window to the front, radiator, ceiling light point, downlighters and fireplace, while the lounge has a gas fireplace, radiator, wall light point, ceiling light point and double glazed French-style doors leading to the conservatory. The conservatory provides a useful additional reception space with double glazed windows to the side and rear, radiator, ceiling light point and double glazed French-style doors leading to the garden. The kitchen is fitted with a range of wall and base units, four-ring gas hob with oven, one-and-a-half bowl sink with drainer and mixer tap, pantry, radiator, downlighters and double glazed window to the rear, with doors leading to the garden, garage and guest WC. The guest WC has a low flush WC, wash hand basin, radiator, downlighters and extractor fan. The integral garage has a ceiling light point, boiler and double doors to the front.

First Floor:

The first floor landing has a radiator, ceiling light point, loft hatch, double glazed window to the front and doors leading off. Bedroom one has a double glazed window to the front, radiator and ceiling light point. Bedroom two has a double glazed window to the rear, radiator, ceiling light point and fitted wardrobes. Bedroom three has a double glazed window to the rear, radiator, ceiling light point and fitted wardrobe. Bedroom four has a double glazed window to the front, radiator and ceiling light point. The family bathroom is fitted with a freestanding bath, shower cubicle with shower over, low flush WC and wash hand basin, together with a vertical radiator, downlighters and obscure double glazed window to the rear.

Outside:

The property is approached via a block-paved frontage providing ample off-road parking and access to the integral garage, with established borders and planting to either side. Gated side access leads through to the rear garden, which offers a good-sized enclosed space with a paved patio area, lawn, established borders and paved pathways. The garden also benefits from a paved seating area adjoining the conservatory, providing a pleasant space for outdoor dining 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.

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*Measurements:*

| | | |
|---|---|---|
| Entrance Porch | | |
| Hallway | | |
| Dining Room - | 12' 4" x 11' 6" | (3.76m x 3.50m) |
| Lounge - | 11' 6" x 12' 4" | (3.50m x 3.76m) |
| Conservatory - | 9' 5" x 10' 8" | (2.87m x 3.25m) |
| Kitchen - | 9' 1" x 9' 4" | (2.77m x 2.84m) |
| Guest WC - | 5' 6" x 2' 6" | (1.68m x 0.76m) |
| Garage - | 14' 9" x 8' 1" | (4.49m x 2.46m) |
| Bedroom One - | 11' 6" x 12' 4" | (3.50m x 3.76m) |
| Bedroom Two - | 12' 4" x 11' 6" | (3.76m x 3.50m) |
| Bedroom Three - | 9' 2" x 8' 8" | (2.79m x 2.64m) |
| Bedroom Four - | 11' 0" x 8' 2" | (3.35m x 2.49m) |
| Family Bathroom - | 12' 1" x 6' 2" | (3.68m x 1.88m) |

*Viewer's Notes:*

*Tenure: Freehold*

*Council Tax Band: E*

*Connected Services: Gas, water, electric & drainage*







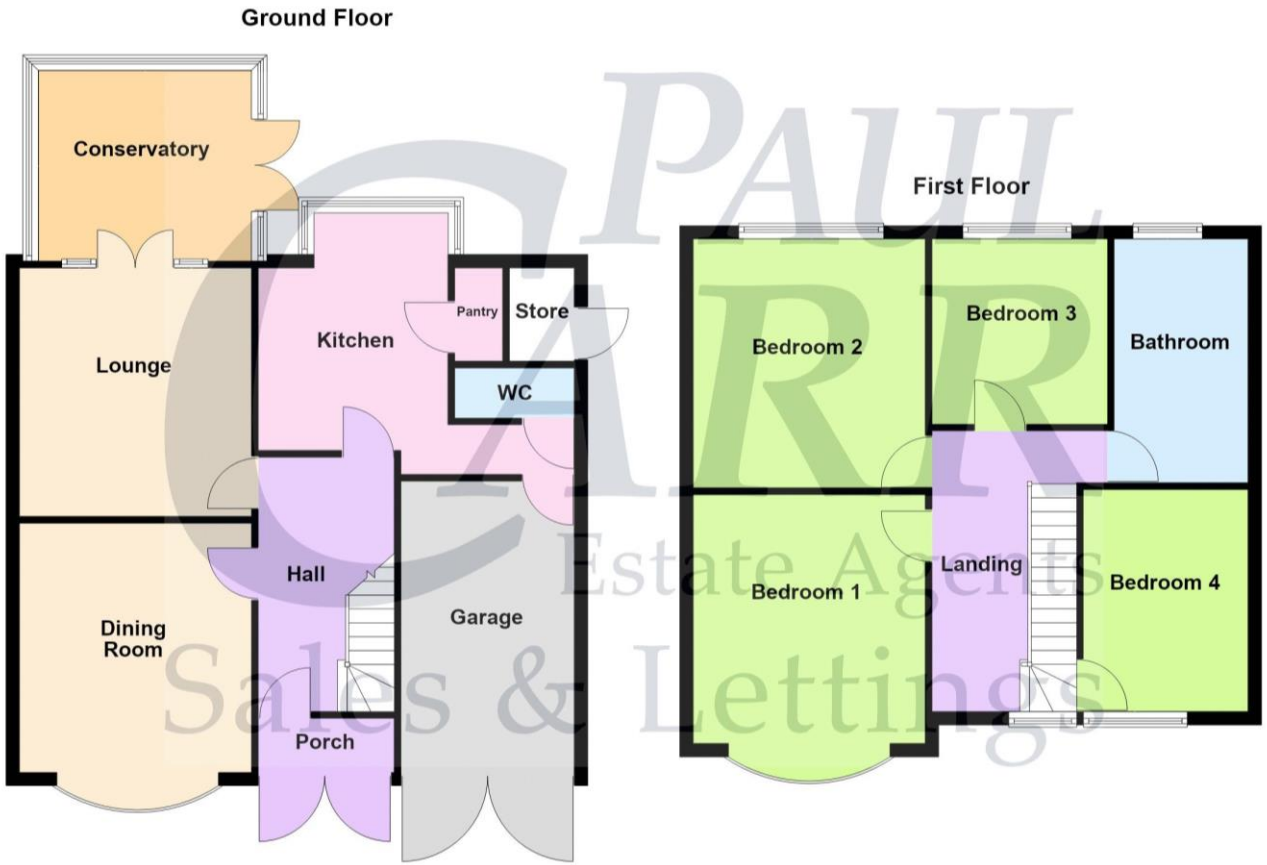







# Floor Plan

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




## Energy Performance Rating

NEW

INSTRUCTION

AWAITING

EPC

## Map Location

