



Skip Lane,
Walsall, WS5 3RA

Offers Over £625,000

Paul Carr Estate Agents are delighted to present to market this superb, refurbished four-bedroom detached house set in a sought-after residential area of Walsall, benefiting from nearby schools and local amenities and offered for sale with no onward chain.

The property opens into a welcoming hallway with guest WC off, leading to a light and airy lounge featuring a bay window to the front and a fireplace. To the rear is a stunning kitchen / dining room, fitted with a range of units, integrated oven, gas hob, washing machine and integrated fridge freezer and having French windows opening from the dining area onto the garden.

Upstairs, the main bedroom is a double with built-in wardrobes and an en-suite shower room including WC, shower cubicle and basin with contemporary vanity unit with pull out drawers. Two further double bedrooms and a single bedroom all feature built-in wardrobes. The family bathroom offers tiled walls and flooring, a bath with shower mixer tap, corner shower cubicle with rain shower fitment, basin with contemporary vanity unit and WC.

Externally, there is a good sized, predominantly lawned rear garden and a driveway to the front of the property providing parking for multiple vehicles and giving access to the garage. The accommodation has been refurbished and is beautifully presented throughout, creating a family home ready to move into.

The location provides convenient access to Walsall town centre, with its shopping, cafés and amenities, as well as local parks and schools in the surrounding area. Walsall railway station offers services to Birmingham New Street in around 20–25 minutes, while junctions of the M6 are within easy driving distance, connecting to the wider regional motorway network.

Tenure: We can confirm the property is Freehold.

Council Tax Band: The Council Tax Band is to be confirmed.

Services Connected: Gas, electricity, water and drainage.

**Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014
or via Aldridge@paulcarrestateagents.co.uk**

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 £40 + VAT (£48 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.

Came on the market:



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Hall

Lounge

4.55m (14'11") plus bay x 3.64m (11'11")

Open-Plan Kitchen / Dining / Family Room

9.30m (30'6") x 3.31m (10'10") max

WC

Garage

4.82m (15'10") x 2.70m (8'10")

Landing

Bedroom 1

5.05m (16'7") x 3.02m (9'11") to cupboard front

En-suite

2.28m (7'6") x 1.08m (3'6")

Bedroom 2

3.96m (13') x 3.31m (10'10")

Bedroom 3

3.47m (11'5") x 2.25m (7'5")

Bedroom 4

2.82m (9'3") x 2.67m (8'9") to cupboard front

Bathroom

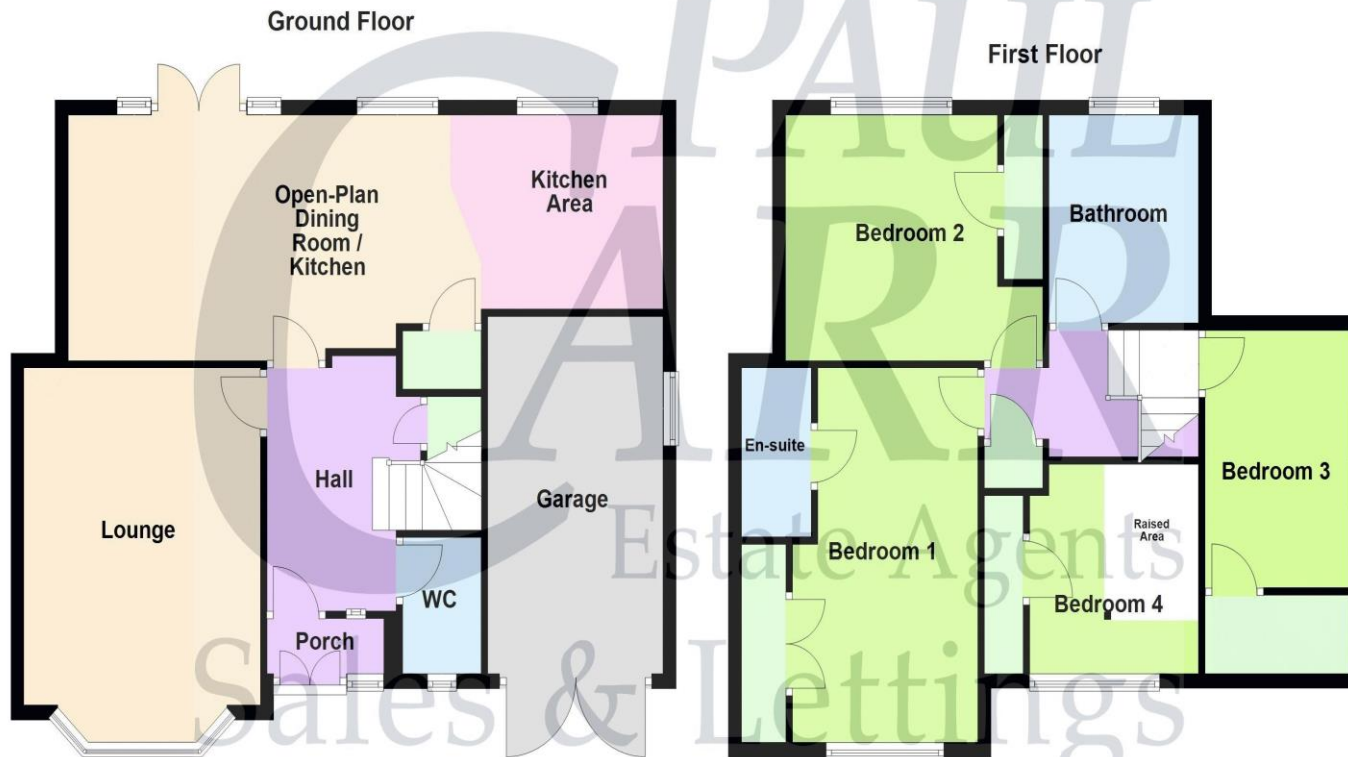
2.75m (9') x 2.27m (7'5")





Floor Plan

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



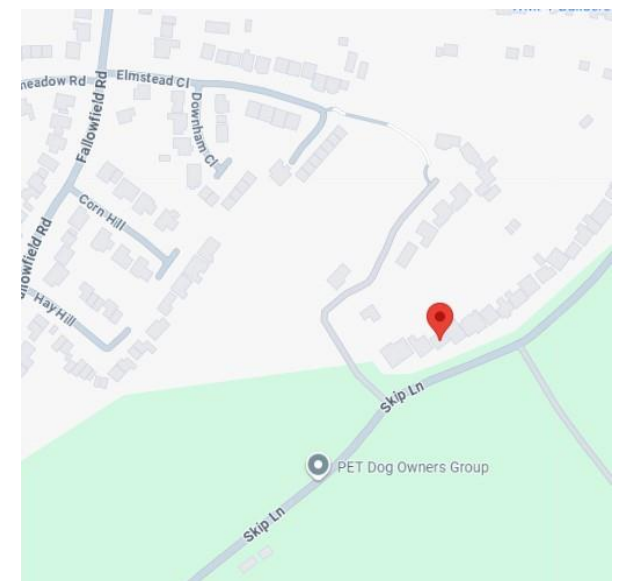
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location







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