



**Skip Lane, Park Hall WS5 3LR**  
**Offers In The Region Of £849,950**



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Midland Residential is proud to present this comprehensively enhanced four-bedroom detached residence, enviably positioned within the prestigious Park Hall area of South Walsall. Occupying a prime position on the highly desirable Skip Lane, this distinguished family home combines refined contemporary styling with generous proportions and an outstanding rear outlook with views of a private enclosed paddock looking towards Great Barr Golf Course. With ample off-road parking and an integral garage, the property offers both presence and practicality from the outset.

Upon entering, a welcoming reception hallway with attention to detail throughout. A substantial dual-aspect front reception room, complete with a feature fireplace, provides an elegant private space — ideal for home working or a private sitting room. The heart of the home is the beautifully designed open-plan kitchen-diner with an additional dining space, thoughtfully arranged to create a seamless flow into an impressive formal dining room. This expansive layout delivers functionality, perfectly suited to modern family living and stylish entertaining. A generously proportioned principal reception room enjoys garden views via a large picture window, complemented by patio doors opening onto a patio terrace. A separate inner hallway leads to a well-appointed utility room, a contemporary guest cloakroom, and internal access to the garage, ensuring convenience without compromising on aesthetics.

The first floor reveals an impressive landing leading to four well-presented bedrooms. The principal suite is a standout feature, boasting a luxurious en-suite bathroom with refined finishes. The remaining bedrooms are served by an elegantly appointed family bathroom. The loft space, accessed via a drop-down ladder, is fully boarded and illuminated, with rooflight windows providing natural light — offering excellent additional storage or potential for further enhancement (subject to relevant permission)

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Dining Room
- Utility Room
- Family Bathroom & En-Suite
- Garage
- Gas Central Heating
- EPC Rating E
- Council Tax Band G

## Description

### Approach

Having off-road parking to the fore for several vehicles, with a tarmac driveway, mature lawn with plants, shrubs and trees, with front garage access and side gated access leading through to the rear.

### Porch

Having a brick-built base with UPVC double-glazed lead glass panels with door, wall lights

### Entrance Hallway

Having oak panel flooring, central heating radiator, stairs leading to the first floor, understairs alcove, with doors leading thereof

### Kitchen Diner

6.73 (furthest point) x 4.87 (widest point) (22'0" (furthest point) x 15'11" (widest point))  
Having an L-shaped design, with oak panel flooring, two central heating radiators, a selection of cottage style wall and base units with display cabinets, an integrated microwave, an integrated dishwasher and fridge, a work surface with Franke sink inset, Rangemaster cooker with extractor built over, recessed ceiling spotlight lighting, UPVC double-glazed window to the fore, with oak doors leading through to dining room, doors leading thereof:

### Reception Room 1

6.82 x 3.78 into recess (22'4" x 12'4" into recess)  
Having a fitted carpet, central heating radiator,

UPVC double-glazed window to the fore, fire surround with basket gas fire into recess with two single-glazed lead patterned windows to the side elevation, UPVC double-glazed French doors with lead glass leading through to the rear patio, and two ceiling light points with an ak door leading through to the dining room:

### Dining Room

4.67 x 4.22 (15'3" x 13'10" )  
Having glazed oak French doors with fixed side units, oak panel flooring, central heating radiator, UPVC double-glazed window to the side elevation, UPVC double-glazed French doors leading to the rear providing patio access, ceiling light point, with an oak doors leading thereof:

### Reception Room 2

7.56 x 3.67 (24'9" x 12'0" )  
Having a fitted carpet, central heating radiator, UPVC French doors leading to the side elevation, UPVC double-glazed picture window to the rear, recessed ceiling spotlights, glass-fronted gas fire recessed with log basket inset, wall light points

### Connecting Corridor

Providing access to the Garage, utility, guest WC and reception room 2: Having tiled flooring, central heating radiator, ceiling light point, with oak doors leading thereof,

### Guest WC

2.13 x 1.060 (6'11" x 3'5" )  
Having tiled flooring, low-level w/c with concealed cistern with side storage provision, wash hand basin and pedestal with tap over, splashback wall tiles, central heating radiator, UPVC double glazed window to side elevation, mechanical extractor fan, ceiling light point

### Utility Room

2.37 x 2.13 (7'9" x 6'11" )  
Having tiled flooring, a selection of wall & base units with laminated worksurface with integrated Franke sink and tap over, part splashback wall tiles, having washing machine and dryer plumbing provisions, central heating radiator, UPVC double glazed window to side elevation, ceiling light point

### Garage

5.58 x 3.11 (18'3" x 10'2" )  
Having wooden fronted access doors, with a UPVC double-glazed door providing side access, Ariston combination boiler, ceiling light point.

### Stairs & Landing

Providing access to the first floor with a wider staircase with bannister and handrail, fitted carpet, central heating radiator to the landing area, UPVC double-glazed window to the fore, ceiling light point, doors leading thereof:

### Bedroom 1

4.7 x 3.18 (15'5" x 10'5" )  
Having a fitted carpet, built-in fitted wardrobes and draws, UPVC double-glazed window to the fore, UPVC double-glazed window to the rear, central heating radiator, two ceiling light points

### Bedroom 2

3.3 x 2.71 (10'9" x 8'10" )  
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the fore, ceiling light point

### Bedroom 3

3.63 x 3.12 (11'10" x 10'2" )  
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the fore, ceiling light point, loft hatch access point

### Bedroom 4

4.36 x 3.69 into recess (14'3" x 12'1" into recess )  
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the fore, built-in and fitted wardrobes and drawers with an oak door leading through to an enclosed private ensuite bathroom.

### Ensuite

2.26 x 2.96 (7'4" x 9'8" )  
Having tiled flooring, oval corner bath with water jets, bath filler tap over with and shower hose and head attachment, p-shaped glazed corner shower enclosure with thermostatic

shower and riser, low level WC with built-in cistern, wash hand basin with tap over, built-in vanity storage, UPVC double glazed window with obscure glass to the rear, recessed spotlight lighting.

### Bathroom

2.31 x 1.80 (7'6" x 5'10" )  
Having tiled flooring, corner bath with gold effect taps over, thermostatic shower with riser, close-coupled WC, wash hand basin with taps over with vanity unit, central heating radiator, wall storage unit, UPVC double glazed frosted glass tot he rearow, recessed ceiling light point

### Roof Space

5.54 x 8.5 (18'2" x 27'10" )  
Being accessed from a drop-down loft ladder, having laminate flooring, plastered walls, two roof light windows, eaves storage

### Rear Garden

Having dual access from the front, with a well-presented patio area, mature lawn, plants and shrubs, with views overlooking an enclosed paddock.

### Material Information

Ask agent for further information





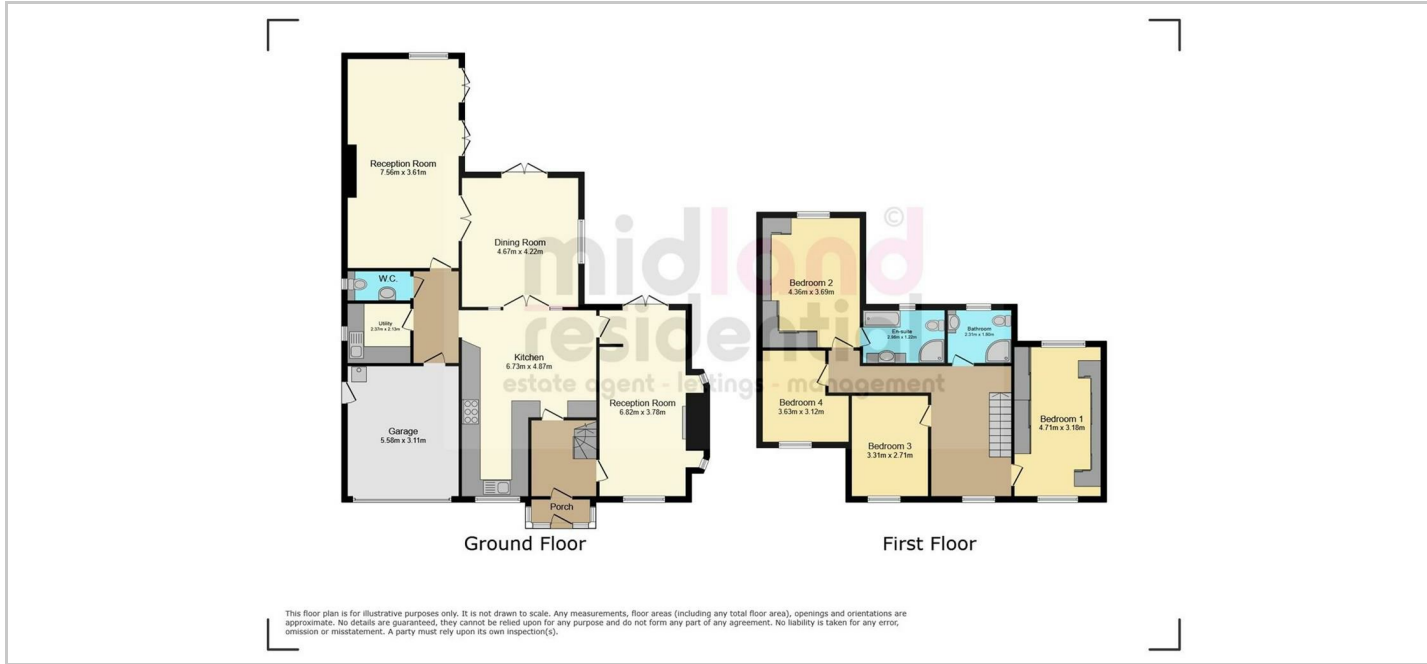








## Floor Plans



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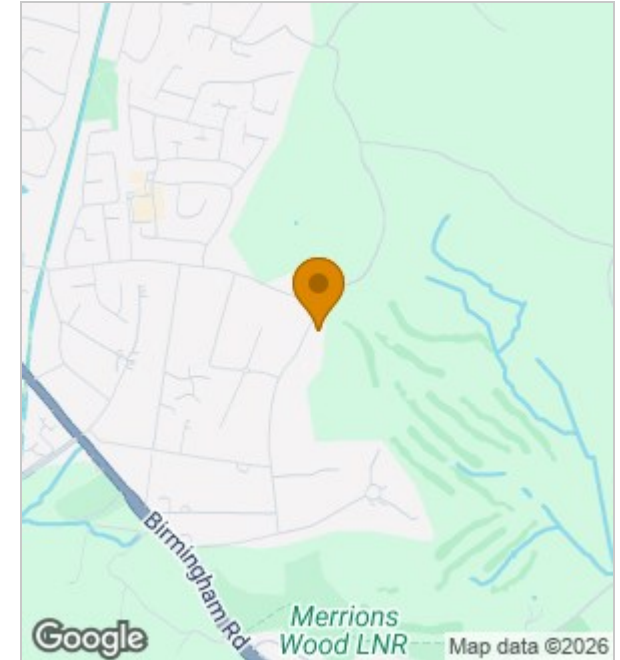
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## Area Map



## Energy Performance Graph

