



Santolina Drive, Tame Bridge  
Walsall, WS5 4RW

**£385,000**

# Tame Bridge, Walsall

£385,000

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Paul Carr Estate Agents are delighted to present for sale this well-presented, four-bedroom detached house, located in a sought-after cul-de-sac in Walsall, offering well-planned accommodation suited to families seeking access to local amenities, schools and public transport and offered for sale with no onward chain.

The ground floor features a light and airy lounge with bay window to the front, and a separate dining room providing defined living and dining spaces. The kitchen is fitted with a range of units and benefits from a utility area with guest WC off, plus an under-stairs storage cupboard and garden access from the utility.

Upstairs, the main bedroom is a double with built-in wardrobes and an en-suite shower room. Bedroom two is a dual aspect double bedroom and there are two further good-sized bedrooms all served by the family bathroom, which is fitted with a white suite comprising WC, wash basin and bath.

Externally, there is driveway parking to the front leading to a single garage, together with a neatly maintained garden, offering practical and usable outdoor space.

The property is well located for nearby schools and local amenities in Walsall, including everyday shopping and leisure facilities. Walsall town centre, with a wider selection of shops, cafés and services, is within easy reach by car or local bus routes. Public transport links include Walsall railway station, offering services towards Birmingham and surrounding areas, providing convenient commuter access. Road links via the local network connect to the wider West Midlands.





## Property Specification

Living Room	4.83m (15'10") into bay x 4.06m (13'4") max
Dining Room	3.30m (10'10") x 2.68m (8'10")
Kitchen	3.34m (10'11") x 3.30m (10'10")
Utility	2.07m (6'9") x 1.44m (4'9")
WC	1.44m (4'9") x 1.13m (3'8")
Garage	5.25m (17'3") x 2.45m (8')
Bedroom 1	3.83m (12'7") into bay x 3.45m (11'4") to w'rbe
En-suite	1.73m (5'8") x 1.66m (5'5")
Bedroom 2	4.61m (15'1") x 2.40m (7'10")
Bedroom 3	2.75m (9') x 2.31m (7'7")
Bedroom 4	2.60m (8'6") x 2.48m (8'2") plus recess
Bathroom	1.93m (6'4") x 1.67m (5'6")

## Viewer's Note

Services connected: Gas, electricity, water and drainage.  
 Council tax band: D Tenure: Freehold

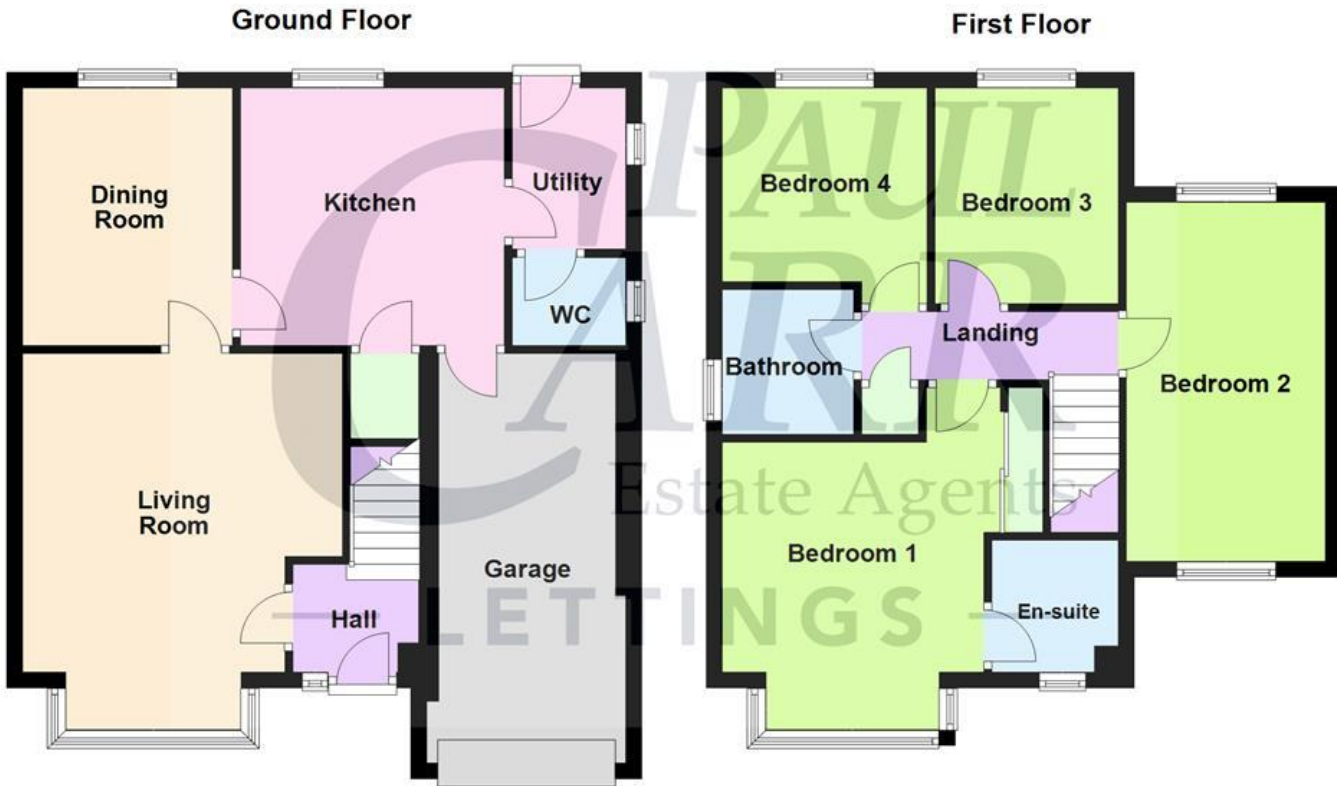
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

# Floor Plan

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



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Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

