



22 Bell Lane,
Walsall, WS5 4ES

£340,000

Ground Floor:

A welcoming entrance porch leads into the hallway, with stairs rising to the first floor, useful understairs storage and doors leading to the principal ground floor accommodation. The generous lounge features a bay window overlooking the front, sliding doors providing access to the rear and a feature electric fireplace. Also located on the ground floor is a useful shower room, fitted with a wet room style shower, low flush WC, wash hand basin and heated chrome towel rail. The kitchen is fitted with a range of wall and base units, integrated four-ring gas hob and oven, stainless steel sink and drainer, with a window overlooking the rear. The adjoining utility room provides further storage with wall and base units, a further stainless steel sink, boiler, windows to the side and rear, together with a door leading into the garden. A guest WC completes the ground floor accommodation, while the integral garage benefits from an up-and-over door and windows to the side.

First Floor:

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom, together with a loft hatch. Bedroom one benefits from fitted wardrobes and a bay window overlooking the front, whilst bedrooms two and three each feature a rear-facing window. The family bathroom is fitted with a bath, separate shower cubicle with shower over, vanity wash hand basin, low flush WC and heated chrome towel rail.

Outside:

The property is approached via a generous block-paved frontage, providing off-road parking and access to the integral garage. To the rear is a substantial garden offering excellent potential, with a paved pathway extending through the garden, areas of lawn, mature trees, established boundaries and a good degree of privacy. The garden provides an excellent opportunity for landscaping and creating an attractive outdoor space to suit individual requirements.

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.



Measurements

Entrance Porch

Hallway

Lounge/Diner - 11' 0" x 25' 4" (3.35m x 7.72m)

Shower Room - 3' 8" x 9' 7" (1.12m x 2.92m)

Kitchen - 7' 8" x 14' 2" (2.34m x 4.31m)

Utility Room - 9' 4" x 12' 7" (2.84m x 3.83m)

Guest WC - 2' 8" x 4' 5" (0.81m x 1.35m)

Garage - 9' 5" x 15' 5" (2.87m x 4.70m)

Bedroom One - 12' 4" x 11' 1" (3.76m x 3.38m)

Bedroom Two - 10' 1" x 12' 5" (3.07m x 3.78m)

Bedroom Three - 9' 2" x 7' 9" (2.79m x 2.36m)

Family Bathroom - 6' 7" x 6' 7" (2.01m x 2.01m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

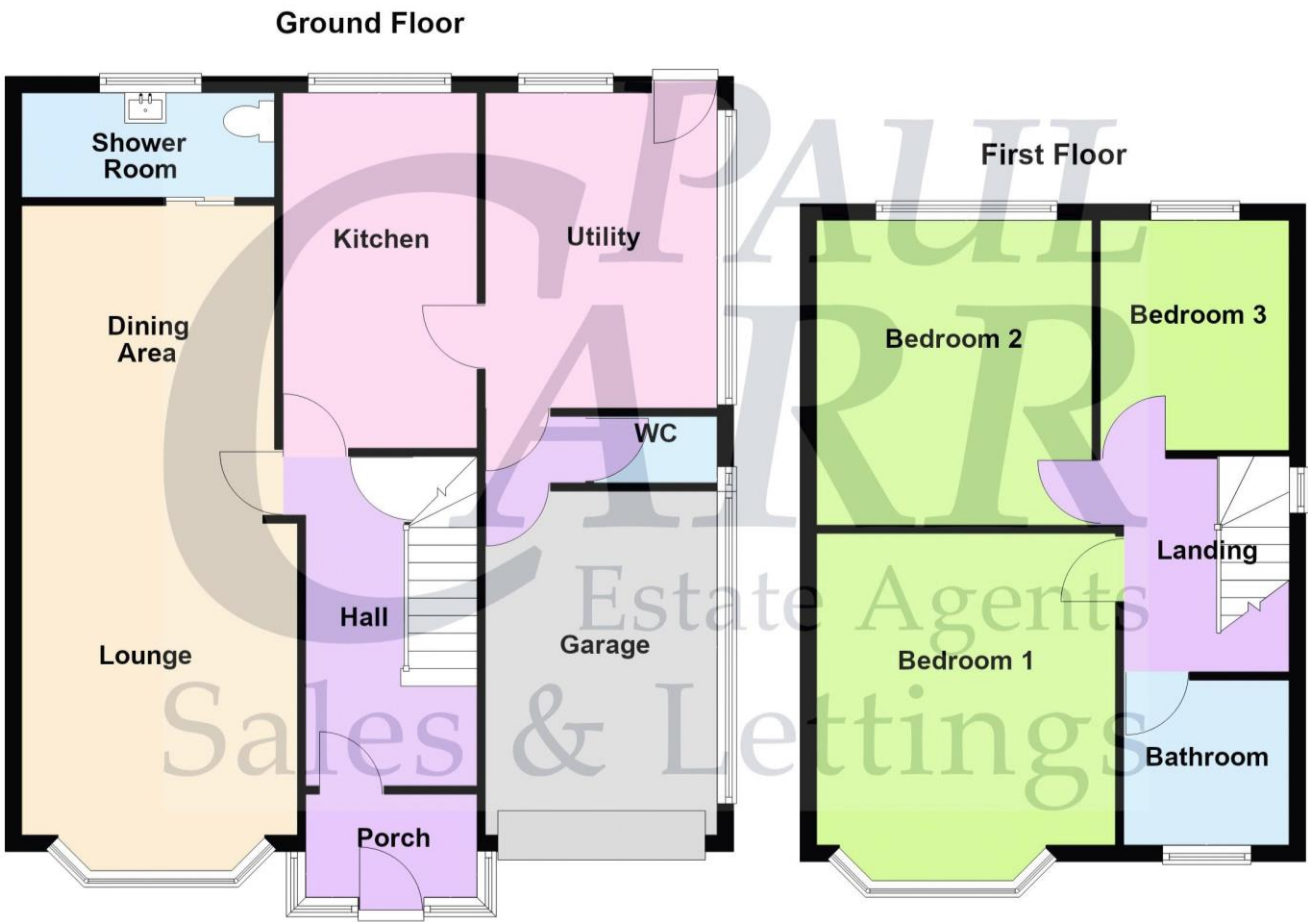
Connected Services: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(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

