



35 Lake Avenue,  
Walsall, WS5 3PA

Offers in the Region Of £825,000

Located in the highly desirable Park Hall area of Walsall, this impressive, detached residence is set on a generous plot (approx. 0.23 acres), offering excellent potential for extension (STPP/BRegs).

Boasting an impressive frontage, the property is approached via an in-and-out driveway with mature greenery and attractive exterior lighting, complemented by a spacious double garage providing additional parking or useful storage space. Bathed in natural light and bristling with charm and character throughout, the generously proportioned accommodation is ideal for family living, offering two spacious reception rooms with striking feature fireplaces and a large conservatory, seamlessly linking indoor / outdoor living and facilitating year round enjoyment of the garden view.

The welcoming hallway leads to a convenient guest WC and onto the kitchen/diner which is well suited to modern family life. Featuring a range of fitted units, integrated double oven, 5-ring gas hob, fridge and dishwasher and breakfast area. A separate dining room and utility room with stove and sink adds practicality.

To the first floor, a bright landing leads to five well-proportioned bedrooms. The principal bedroom is flooded with natural light and benefits from a fitted dressing area and ensuite shower room with twin washbasins. Bedroom two is a spacious king-size room with a modern en-suite shower room. Bedroom three is also king-size and benefits from fitted wardrobes and a charming bay window, with bedrooms four and five also having fitted wardrobe space. Bedroom five features a useful mezzanine area, ideal for home working or a snug. The family bathroom is fitted with a large Airbath, wash basin, WC and fitted storage units.

The property further benefits from a large, partially boarded loft space, providing excellent storage and offering excellent scope for conversion (STPP/BRegs).

Externally, the rear garden is arranged into multiple zones including a BBQ and entertaining areas, generous seating space and side access to both sides of the property. The property is within a short distance of the much esteemed Walsall Arboretum and offers easy access to local train stations, motorways and highly regarded schools.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is G, payable to Walsall Council

Services Connected: Mains Gas, Water, Electric & Drainage

Viewings: Please call and make an appointment via our Aldridge Residential Sales Departments on 01922 454 014 or alternatively, email [aldridge@paulcarrestateagents.co.uk](mailto:aldridge@paulcarrestateagents.co.uk)

### Agents 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 £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.



## Ground Floor Accommodation

### Hall

Lounge - 6.08m (20') x 3.94m (12'11")

Conservatory - 4.26m (14') x 3.47m (11'5") max

Family Room - 6.44m (21'1") max x 5.23m (17'2") max

Kitchen Area - 3.50m (11'6") x 3.01m (9'11")

Breakfast Area - 2.78m (9'1") x 2.68m (8'10")

Dining Area - 3.39m (11'2") x 2.68m (8'10")

Utility - 2.68m (8'10") x 1.66m (5'6")

### Ground Floor WC

Double Garage - 5.35m (17'6") x 5.16m (16'11")

## First Floor Accommodation

Bedroom 1 - 5.16m (16'11") x 3.83m (12'7")

Dressing Area & En-suite - 2.61m (8'7") x 2.23m (7'4")

Bedroom 2 - 4.13m (13'7") x 3.94m (12'11")

En-suite - 1.05m (3' 5") x 3.94m (12' 11")

Bedroom 3 - 3.85m (12'7") max x 3.36m (11')

Bedroom 4 - 2.90m (9'6") x 2.78m (9'1")

Bedroom 5 - 2.95m (9'8") x 2.31m (7'7")

Bathroom - 2.98m (9'9") x 2.40m (7'10")





# Floor Plan

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



## Map Location

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Energy Efficiency Rating

