Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

# 18 Santolina Drive, Tame Bridge, Walsall, WS5 4RW

**£550,000**

Paul Carr Estate Agents are delighted to bring to market this well-presented five-bedroom detached house, set in an enviable Cul-de-Sac location within the popular Tame Bridge area of Walsall, offering convenient access to local amenities, schools and public transport links.

The heart of the home is undoubtedly the stunning open-plan kitchen / dining / family room which boasts a range of fitted units, space for a Range-style cooker and an integrated dishwasher. This space benefits from air conditioning and access to a hobby / play room, where bifold doors lead out to the rear garden. In addition, there is a light and airy living room and a separate spice kitchen / utility room with further fitted units, a 5-ring gas hob and oven, double sink and plumbing for a washing machine. A useful guest WC is located off the hallway.

To the first floor, the principal double bedroom includes fitted wardrobes and an ensuite shower room, with a second double bedroom also benefiting from an ensuite bathroom. There are two further double bedrooms and a single bedroom with fitted wardrobe space, served by a family shower room with WC, wash basin and mains shower.

Outside, there is a low-maintenance rear garden with timber shed, and a driveway to the front providing off-road parking for multiple vehicles.

Tame Bridge is well placed for nearby schools, as well as local shops and services. Tame Bridge Parkway railway station offers services towards Birmingham and Walsall, with journey times to Birmingham New Street typically around 15–20 minutes, making this an attractive option for commuters. Nearby parks and green spaces provide further leisure and recreation opportunities.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is D.**

**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 £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.**

Came on the market:

PAUL
CARR
Estate Agents
Sales & Lettings

**Hall**

**Lounge**
4.93m (16'2") plus bay x 3.50m (11'6")

**Open-Plan Kitchen / Dining / Family Room**
9.47m (31'1") max x 7.20m (23'7") max

**Hobby / Play Room**
4.85m (15'11") x 2.40m (7'10") plus recess

**Spice Kitchen / Utility**
4.80m (15'9") x 2.25m (7'5")

**WC**

**Landing**

**Bedroom 1**
3.70m (12'2") x 3.15m (10'4") plus bay

**Ensuite 1**
2.56m (8'5") x 1.34m (4'5")

**Bedroom 2**
4.57m (15') x 3.23m (10'7")

**Ensuite 2**
2.20m (7'3") x 1.48m (4'10")

**Bedroom 3**
4.69m (15'5") x 2.96m (9'9") plus wardrobes

**Bedroom 4**
3.40m (11'2") x 2.45m (8')

**Bedroom 5**
2.75m (9') x 1.85m (6'1")

**Shower Room**
2.56m (8'5") x 1.56m (5'1")

PAUL
CARR
Estate Agents
Sales & Lettings

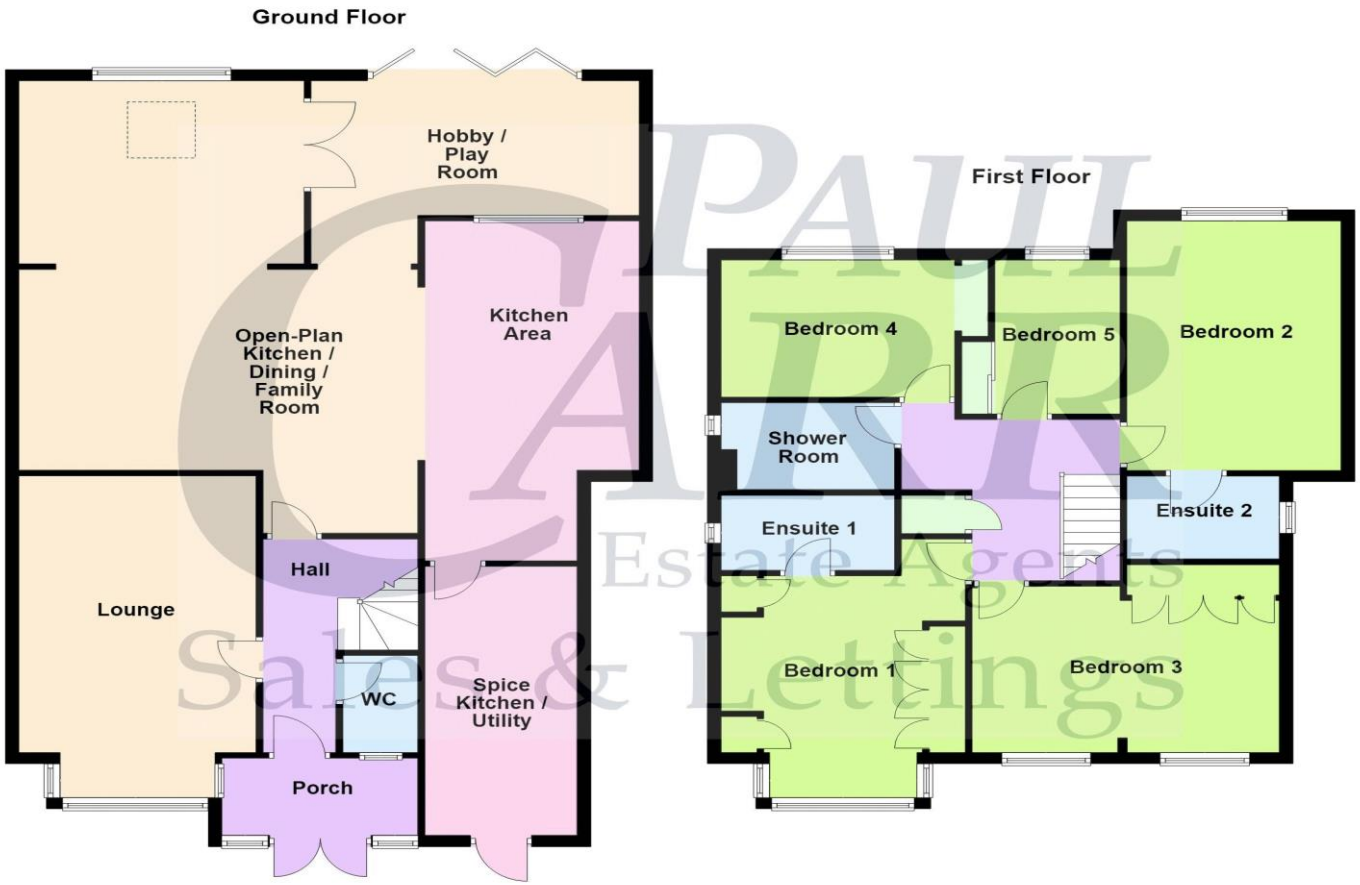
PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

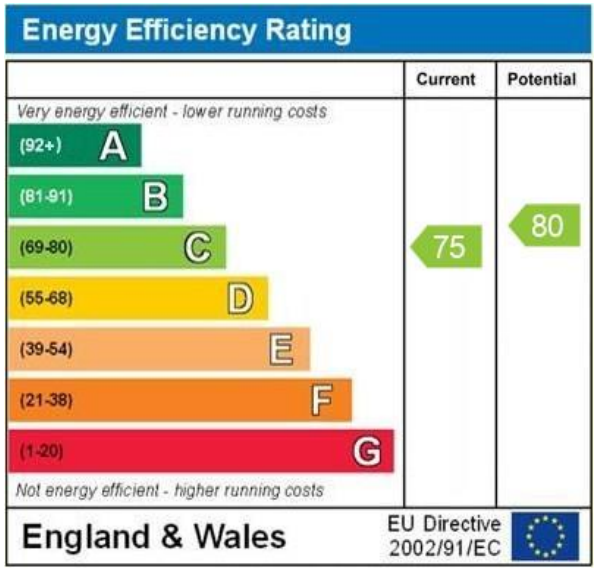
# Floor Plan

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

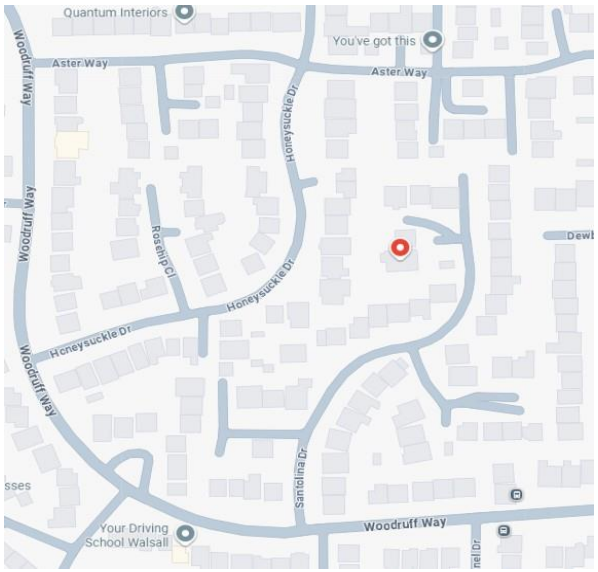



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

# Energy Performance Rating




# Map Location




www.paulcarrestateagents.co.uk
rightmove.co.uk The UK's number one property website
OnTheMarket.com
The Property Ombudsman

PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings