



Raven Road

South Walsall, WS5 3PZ

£440,000

ficorns&co
ESTATE AGENTS

01922 716 605

FOR SALE



27 Raven Road, South Walsall, WS5 3PZ

Acorns & Co Estate Agents are pleased to offer For Sale this Extended, well presented and highly maintained Executive Detached Property situated in a highly sought after cul-de-sac location in the South of Walsall, close to local amenities, reputable schools and with excellent transport links. The property briefly comprises; sweeping in and out driveway, fore garden, extended entrance porch, entrance hallway, lounge, sitting room, cloak room, breakfast kitchen, dining room, utility, further W.C., garage with electric up and over doors, first floor landing, master suite with en-suite, three further bedrooms, family bathroom, and private rear garden. The property also benefits from an intruder alarm system, CCTV, UPVC double glazing, and gas central heating. Internal viewing is highly recommended to view this well proportioned property.

Approach:

The property is approached via a sweeping in and out driveway to front elevation, with block paved edging and a front garden laid to lawn, with Double doors into;

Extended Entrance Porch:

With laminate flooring, a ceiling light point, and further double doors into;

Entrance Hallway:

With laminate flooring, a clocks cupboard with sliding mirrored doors, a ceiling light point, a wall mounted double panel radiator, a ceiling light point, a staircase to first floor accommodation and doors off to;

Downstairs W.C.:

With a UPVC double glazed frosted window to front elevation, a designer oversized wash hand basin inset into a vanity unit, a modern flush low level W.C., a wall mounted single panel radiator, an expel air and a ceiling light point.

Lounge:

With a UPVC double glazed full width window and double door unit to rear elevation leading to rear patio area, a wall mounted double panel radiator, two ceiling light points, coving, double doors to both side elevations, one leading to dining room, and other leading to;

Sitting Room:

With dual aspect UPVC double glazed windows to front and rear elevations, inset low energy lighting, a wall mounted double panel radiator, a UPVC double glazed door leading to rear patio area, and coving.

Breakfast Kitchen:

With a range of designer wall mounted cupboards, display units and base units, with solid wood doors, with granite work surface over, incorporating a granite effect sink unit drainer with mixer taps over, a five burner gas hob, an integrated oven unit, a stainless steel extractor hood over, an integrated dishwasher, a bespoke pantry, inset spot lighting, a UPVC double glazed window to front elevation, laminate flooring,

complimentary rust Porcelanosa effect splash back tiling and opening through to;

Dining Area:

A feature log burner for effect, non functional, laminate flooring, a wall mounted double panel radiator, a UPVC double glazed door and window unit to rear elevation leading to rear patio area, double doors to side elevation leading to lounge, a door leading to useful under stairs storage space, a ceiling light point, and a further door leading to'

Utility:

With a range of wall mounted cupboards and base units, with a roll top work surface over incorporating a sink and a half unit with drainer, with mixer taps over, complimentary splash back tiling, space and plumbing for a washing machine and dryer, space for a fridge freezer, a ceiling light point, ceramic tiled flooring, a door leading to garage, a further door to rear elevation leading to rear patio, and a further door leading to;

Further Downstairs W.C.:

With a UPVC double glazed frosted window to rear elevation, a designer oversized wash hand basin inset into a vanity unit, a modern flush low level W.C., a wall mounted single panel radiator, a ceramic tiled floor, an expel air and inset spot lighting.

Garage:

With an up and over remote electronic door to front elevation, a ceiling light point, and loft hatch giving access to an insulated and boarded loft void for storage with a light.

First Floor Landing:

With a ceiling light point, a loft hatch giving access via a ladder to an insulated and boarded loft void, with two ceiling light points and a dormer window. Doors off hallway leading to;

Master Bedroom Suite:

With "Hammonds" fitted wardrobes, with mirrored sliding doors, dual aspect windows to front and rear elevations, coving, a ceiling light point, and a wall mounted single panel radiator.

Ensuite Shower Room:

With a fully tiled shower cubicle with glass sliding shower doors, a modern flush low level W.C., a glass wash hand basin, a UPVC double glazed frosted window to rear elevation, inset spot lighting, a laddered towel rail, an expel air and vinyl flooring.

Bedroom 2:

With a range of matching fitted cupboards, overhead lockers, and shelving installed by "The Bedroom Gallery", a wall mounted single panel radiator, UPVC double glazed window and door unit to front elevation, leading to balcony.

Balcony:

With a PCV balustrade, with views to front of property.

Bedroom 3:

A UPVC double glazed window to front elevation, a built in wardrobe, a wall mounted single panel radiator, and a ceiling light point.

Bedroom 4:

With a range of fitted wardrobes, installed by "Sharps" with a wall mounted single panel radiator, a UPVC double glazed window to rear elevation, a ceiling light point, and coving.

Family Bathroom:

With a modern white suite comprising of; a "P" shaped panelled bath, with a glass shower screen, a low level flush W.C., and a wash hand basin inset into a vanity unit, with designer splash back tiling, inset spot lighting, and an expel air.

Garage:

With a Remote Controlled electric up and over door to front elevation, a door to rear elevation leading to utility, a ceiling light point, and a loft hatch giving access to a boarded and insulated loft void.

Rear Patio Area:

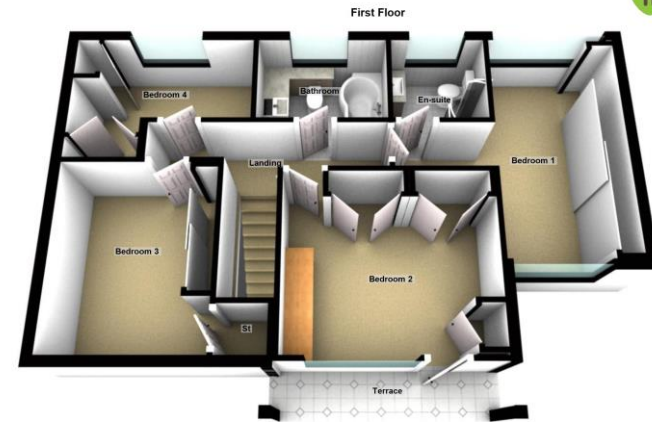
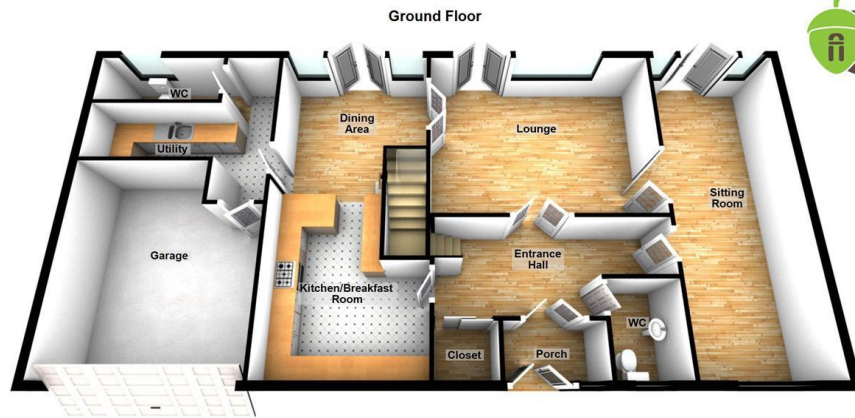
With a block paved patio area for al fresco entertainment, leading onto;

Rear Garden:

Mainly laid to lawn with block paved edging stones, raised low maintenance borders, a greenhouse, and enclosed within a fenced perimeter.

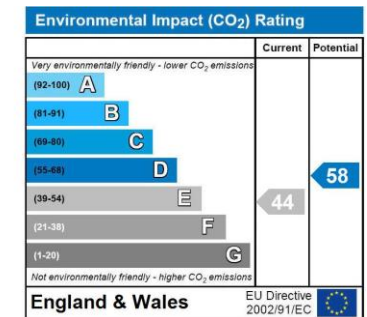
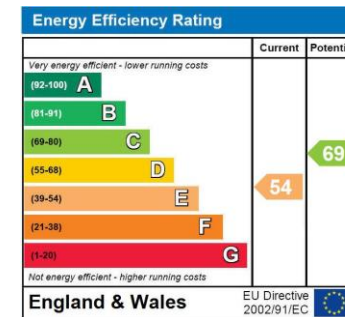
Tenure:

We are informed by the Vendors that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

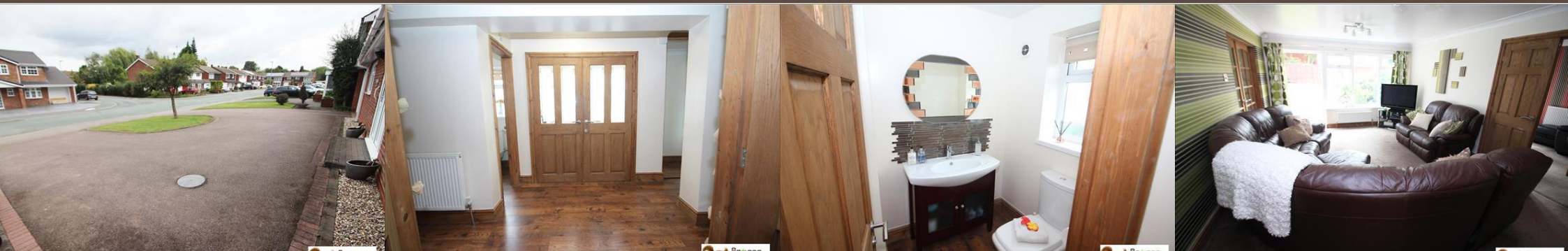


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Acorns & Co Estate Agents - 01922 716 605 – 07585 969 669 – info@acornsc.co.uk







In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Tenure details are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Acorns & Co.