



Lake Avenue

South Walsall, WS5 3PA

£400,000

ficorns&co
ESTATE AGENTS

01922 716 605

FOR SALE



Lake Avenue, South Walsall, WS5 3PA

Acorns & Co Estate Agents are pleased to offer For Sale this Detached Three Bedroom Bungalow, situated in a highly sought after road within South Walsall, close to local amenities, reputable schools and with excellent transport links. The property briefly comprises; sweeping in and out driveway, front garden mainly laid to lawn, entrance hallway, through lounge / dining room, separate kitchen, shower room, inner hallway, two bedrooms, bathroom, separate W.C., a further bedroom, an integral garage, and a rear garden.

Approach:

The property is approached via an in and out tarmac driveway to front elevation, with a front garden laid to lawn, with a low flanking wall to front elevation. A front door into;

Entrance Hallway: 2.87m (9' 5") x 3.60m (11' 10")

With further obscured windows to front elevation, a wall mounted radiator, a ceiling light point, doors off and an archway through to;

Lounge: 8.09m (26' 7") x 3.86m (12' 8")

With a UPVC double glazed window to front elevation, a wall mounted light point, a wall mounted radiator, a door off to shower room, and opening through to;

Dining Area:

With UPVC French doors to rear patio, a wall mounted radiator, and a ceiling light point.

Kitchen: 3.60m (11' 10") x 3.85m (12' 8")

With a range of; wall mounted cupboards and base units, with a roll top work surface over, incorporating a sink unit with drainer, space for a cooker, a wall mounted radiator, a window to front elevation, and a ceiling light point.

Inner Hallway: 3.47m (11' 5") x 0.98m (3' 3")

with a ceiling light point, and doors off to;

Bedroom 1: 3.97m (13' 0") x 3.86m (12' 8")

With dual aspect windows to front and side elevations, a wall mounted radiator, and a ceiling light point.

Bedroom 2: 3.60m (11' 10") x 2.93m (9' 7")

With dual aspect windows to front and side elevations, a wall mounted radiator, and a ceiling light point.

Bathroom:

With a white suite comprising of a panelled bath, and a pedestal wash hand basin, complimentary splash back tiling, an airing cupboard off, a wall mounted radiator, a window to front elevation, and a ceiling light point.

W.C.:

A low level flush W.C., a window to front elevation, and a ceiling light point.

Bedroom 3: 2.23m (7' 4") x 6.03m (19' 9")

With dual aspect windows to side and rear elevations, a door also to side elevation leading to rear patio area, a wall mounted radiator, a ceiling light point, and a door to front elevation leading to integral garage.

Shower Room:

A fully tiled wet room, with shower provisions, a low level flush W.C., a pedestal wash hand basin, a chrome effect laddered towel rail, and a ceiling light point.

Garage: 2.51m (8' 3") x 3.85m (12' 8")

With a door to front elevation, and a door to rear leading to bedroom 3 and a ceiling light point,

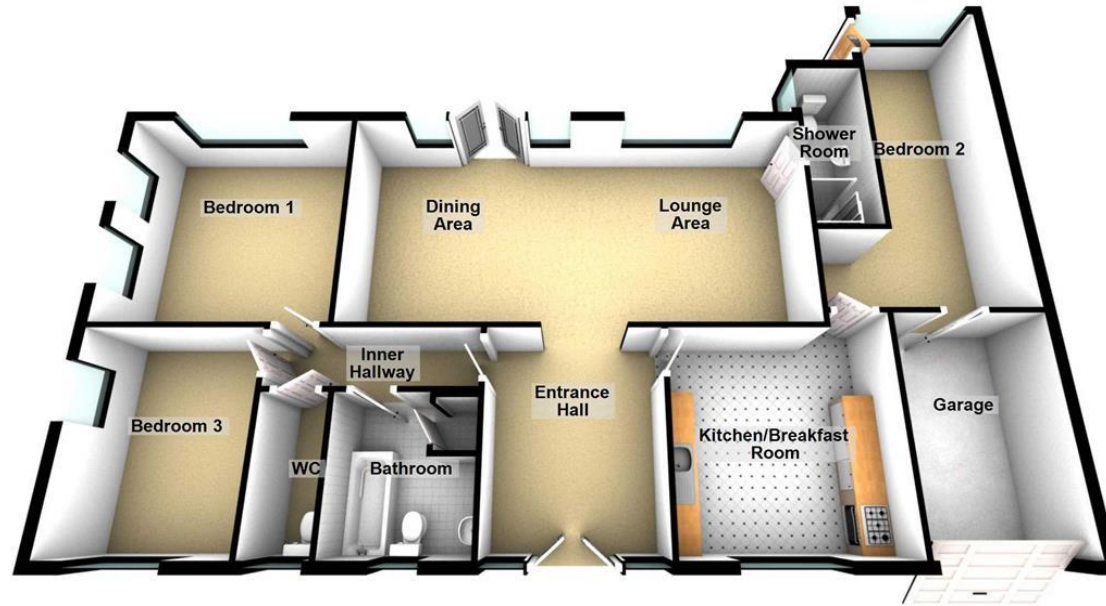
Rear Garden:

With a patio area for al fresco entertainment, with a further low maintenance gravel area, enclosed within a fenced perimeter, with a secure side access and evergreen trees offering privacy.

Tenue:

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.

Ground Floor



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 Conveyer.

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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.