



4 Bedroom Detached House  
Queen Elizabeth Avenue, Walsall  
Offers In Region Of £275,000

 **REDSTONES**

A rare opportunity to purchase a good size 4 bedroom detached family home having lots of character and charm whilst having the benefit of UPVC double glazing, gas central heating and fitted intruder alarm. Previously a Doctors surgery this unique property further comprises, porch, reception hall, lounge, dining room, study, playroom, sitting room, summer room/conservatory, guest W.C, utility room, breakfast kitchen, four double bedrooms, family bathroom, spacious gardens, off road parking and 2 x double garages. Energy rating F.

**PORCH** With front door, tiled flooring and door to the reception hall.

**RECEPTION HALL** With stairs off to the first floor, doors to the lounge, sitting room, kitchen, dining room, central heating radiator and storage cupboard (with stained glass window).

**LOUNGE** 17' 6" x 12' (5.33m x 3.66m) With UPVC double glazed windows to the front and rear, wall lights, French doors to the rear garden and feature fire place with gas point which can also be used as an open fire.

**DINING ROOM** 12' 9" x 10' 3" (3.89m x 3.12m) With UPVC double glazed bay window to the rear, central heating radiator, feature fire place and door to the kitchen.

**FITTED KITCHEN** 10' 10" x 11' 1" (3.3m x 3.38m) With UPVC double window to the rear, stainless steel sink and drainer, roll top work surfaces, matching wall base and drawer units, appliance space, gas and electric cooker point, extractor fan, breakfast bar, central heating radiator, doors to the reception hall and utility room.

**UTILITY ROOM** 7' 1" x 5' 10" (2.16m x 1.78m) With UPVC double glazed window to the side, roll top work surfaces, tiled surrounds, plumbing and appliance space, base units and central heating boiler.

**SITTING ROOM** 13' 4" x 9' 5" (4.06m x 2.87m) With UPVC double glazed window to the front, central heating radiator and door to the study.

**STUDY** 11' 7" x 9' 4" (3.53m x 2.84m) With two UPVC double glazed windows to the front, central heating radiator and door to the inner hallway.

**INNER HALLWAY** With doors to the guest WC, playroom/games room and conservatory.

**GUEST WC** With UPVC double glazed window to the front, central heating radiator, low level WC, wash hand basin, tiled surrounds and loft access.

**GAMES ROOM** 13' 5" x 12' 6" (4.09m x 3.81m) With UPVC double glazed windows to the front and side, central heating radiator and door to the conservatory.

**CONSERVATORY/SUMMER ROOM** 29' 2" x 7' 5" (8.89m x 2.26m) With UPVC double glazed French doors to the rear garden with windows either side, UPVC double glazed door to the side, wall lights, storage cupboard and doors to the utility room, games room and inner hallway.

**ON THE FIRST FLOOR LANDING** With UPVC double glazed window to the front, central heating radiator doors to all bedrooms, bathroom and storage cupboard and loft access with pull down ladder (insulated and boarded loft with light point).

**BEDROOM ONE** 16' 9" x 11' 11" (5.11m x 3.63m) With UPVC double glazed windows to the front and rear, two central heating radiators and fitted wardrobes.

**BEDROOM TWO** 9' 4" x 13' 4" (2.84m x 4.06m) With UPVC double glazed window to the front and central heating radiator.

**BEDROOM THREE** 10' x 11' 3" (3.05m x 3.43m) With UPVC double glazed window to the rear and central heating radiator.

**BEDROOM FOUR** 9' 11" x 11' 2" (3.02m x 3.4m) With UPVC double glazed window to the rear and central heating radiator.

**BATHROOM** 7' 10" x 6' 10" (2.39m x 2.08m) With UPVC double glazed window to the rear, central heating radiator, panelled bath with electric shower over, pedestal wash hand basin, low level WC and tiled walls.

**OUTSIDE** To the rear there is a lawned garden with borders, 2 x double garages, block paved driveway with further secure off road parking, light point, wide range of plants and shrubs, plum tree, cold water tap and patio area. To the front there is a lawned garden, wide range of plants and shrubs, gateway with pathway to the front door and gate to the rear.

**DOUBLE GARAGE** 14' 11" x 18' 9" (4.55m x 5.72m) With UPVC double glazed window to the side and rear, up and over door, power and lighting.

**SECOND DOUBLE GARAGE** 15' 10" x 16' 11" (4.83m x 5.16m) With two up and over doors.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Energy Efficiency Level	Current	Potential	Energy Efficiency Level	Current	Potential
100 kWh/m²	A		100 kWh/m²	A	
80 kWh/m²	B		80 kWh/m²	B	
60 kWh/m²	C		60 kWh/m²	C	
40 kWh/m²	D		40 kWh/m²	D	
20 kWh/m²	E		20 kWh/m²	E	
10 kWh/m²	F		10 kWh/m²	F	
5 kWh/m²	G		5 kWh/m²	G	

Measure	Estimated Cost	Estimated Savings
1. Cavity wall insulation	£100	£100
2. Loft insulation	£100	£100
3. Double glazing	£1,000	£1,000
4. Gas boiler	£1,500	£1,500
5. Radiator covers	£100	£100