



£290,000 Offers Over

Brook Lane, Walsall Wood, Walsall

Semi-Detached House | 4 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- SPACIOUS 3/4 BEDROOM
SEMI-DETACHED HOME
- 3/4 DOUBLE BEDROOMS
- GARDEN / BAR ROOM
- NEWLY TILED ROOF
- NEWLY REFURBISHED
MODERN KITCHEN
- DRIVEWAY FOR 2 CARS
- FAMILY BATHROOM
- NO UPWARD CHAIN
- CLOSE TO SCHOOLS
- NEW WORCESTER BOILER

Property Description

****NO UPWARD CHAIN**** Spacious Family Home

RE/MAX Elite proudly brings you this spacious and attractive 3/4 Bedroom semi-detached family property. This property has undergone numerous refurbishments and extensions over the years, resulting in a superbly spacious and versatile living space. Ideal for growing families, with local amenities and superb local schools just walking distance away. The property offers a well-proportioned living area with gas radiator heating and UPVC double glazed windows. Key features include an inviting entrance hall, a cozy lounge with a feature fireplace, a modern kitchen, a 4th double Bedroom downstairs or additional living/dining room. The upstairs accommodation includes three double bedrooms, and a family bathroom . Additionally, the property boasts a superb Garden / Bar room, providing additional living space ideal for entertaining family and guests. Also including a well kept private garden and an additional side storage room providing access to the front of the property and additional space for tool and other storage, The tarmac driveway has space for 2 cars.

Main Particulars

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Entrance Porch - 3.22m x 0.64m (10'6" x 2'1") - The entrance porch welcomes you with double glazed windows to the front, natural light fills the space, creating a bright and inviting atmosphere. The tiled flooring adds a touch of elegance while also being easy to maintain.

Entrance Hallway - 3.22m x 2.79m (10'6" x 9'1") - The entrance hallway greets you with both functionality and style. A single glazed obscure window to the front allows natural light to filter in. The entrance hall is finished with a tiled floor for easy cleaning and maintaining with staircase leading to the upstairs accommodation.

Guest W/C - 1.46m x 0.99m (4'9" x 3'2") - A guest W/C ensuring a convenient and pleasant experience for your guests. Thoughtfully located on the ground floor for accessibility.

Lounge - 3.21m x 6.96m (10'6" x 22'10") - The lounge exudes warmth and comfort with its focal point, a gas fireplace, creating a cozy ambiance. With a door leading to the kitchen, facilitating easy flow and sociable living.

Kitchen - 2.32m x 4.76m (7'7" x 15'7") - The Modern and functional kitchen has ample storage space, space for two undercounter appliances and space for a large fridge. Also including an integrated single oven and cutting-edge gas stove, for high-performance cooking. This kitchen is a harmonious blend of form and function, promising a delightful cooking experience.

Bedroom 4 / Living Area - 2.36m x 3.81m (7'8" x 12'5") - Transformed from a single garage into a versatile living space, this stylish conversion offers the flexibility of a fourth double bedroom or an additional lounge/dining area, tailored to suit your lifestyle needs.

1st Floor Landing Area - 3.19m x 5.06m (10'5" x 16'7") - The landing area on the first floor of the property presents a unique opportunity to craft a personalized study or office space within the comfort of your home. Bathed in natural light filtering through the front facing windows, the airy atmosphere provides an ideal backdrop for concentration and creativity. With ample room for a desk, shelves, and seating.

Bedroom 1 - 3.18m x 3.54m (10'5" x 11'7") - Natural light streams into the Master Bedroom through the double glazed window facing the back garden, creating a bright and airy atmosphere. With its tranquil ambiance and practical features, this master bedroom provides a perfect haven for rest and relaxation.

Bedroom 2 - 2.35m x 4.80m (7'8" x 15'8") - Bedroom 2 presents a cozy and inviting space with natural light filtering through the double glazed window facing the rear garden, illuminating the room with a gentle ambiance.

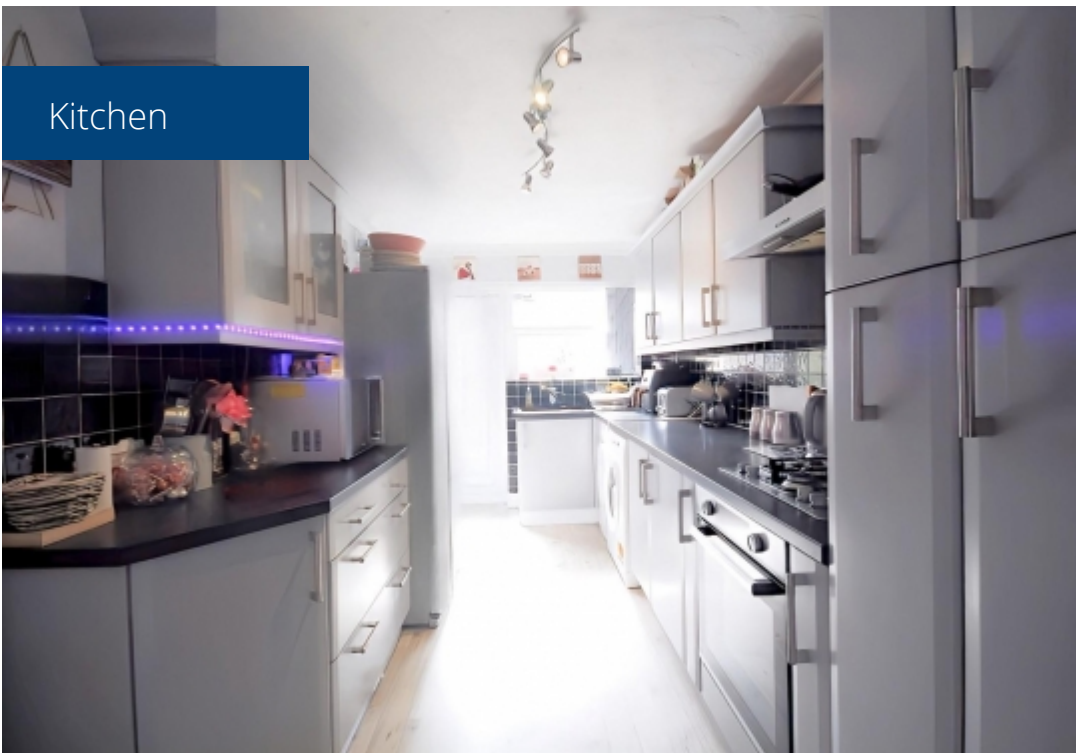
Bedroom 3 - 2.36m x 3.81m (7'8" x 12'5") - Bedroom 3 with its front-facing view, is flooded with natural light. Perfect for peaceful rest and relaxation, it offers a serene escape with charming neighborhood scenery.

Family Bathroom - 2.27m x 2.18m (7'5" x 7'1") - The family bathroom is a harmonious blend of functionality and style. The centerpiece is a relaxing bathtub, accompanied by a convenient shower over it, shielded by a glass screen. A basin and toilet complete the ensemble, ensuring practicality for daily use. Tiled walls and laminate tiled flooring add a touch of sophistication while enhancing durability.

Garden / Bar Room - The ultimate addition to this property is the luxury of the Garden Room, transformed into the ultimate home bar oasis. This stylish retreat is the epitome of entertainment. Inside, sleek countertops and ambient lighting set the stage for unforgettable gatherings. Step outside onto the composite deck, where you can enjoy the fresh air and panoramic views while sipping your favorite drinks under the stars.

Private Back Garden - The enclosed private back garden is surrounded by lush greenery, providing a serene backdrop for relaxation. Also included is a side storage area with ceiling and down lights, offering convenient storage for gardening tools or general storage of bicycles and equipment and an access door to the front of the property. .

Kitchen



Bedroom 4 /
Living area



Guest W/C



Garden / Bar
Room






TOTAL: 105 m²
 FLOOR 1: 55 m², FLOOR 2: 49 m²
 EXCLUDED AREAS: PORCH: 2 m²

MEASUREMENTS ARE CALCULATED BY SURVEYING TECHNOLOGY. SURVEY TOOLS ARE USED BUT NOT GUARANTEED.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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