



**RE/MAX**  
Elite



**53 Brook Lane, Walsall, WS9 9NA**  
**Offers in the region of £300,000**

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.

#### Entrance Porch 10'6" x 2'1" (3.22m x 0.64m)

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 10'6" x 9'1" (3.22m x 2.79m)



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 4'9" x 3'2" (1.46m x 0.99m)



A guest W/C ensuring a convenient and pleasant experience for your guests. Thoughtfully located on the ground floor for accessibility.

#### Lounge 10'6" x 22'10" (3.21m x 6.96m)



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 7'7" x 15'7" (2.32m x 4.76m)



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 7'8" x 12'5" (2.36m x 3.81m)



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 10'5" x 16'7" (3.19m x 5.06m)



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 10'5" x 11'7" (3.18m x 3.54m)



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 7'8" x 15'8" (2.35m x 4.80m)



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 7'8" x 12'5" (2.36m x 3.81m)



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 7'5" x 7'1" (2.27m x 2.18m)



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. .

## Floor Plan



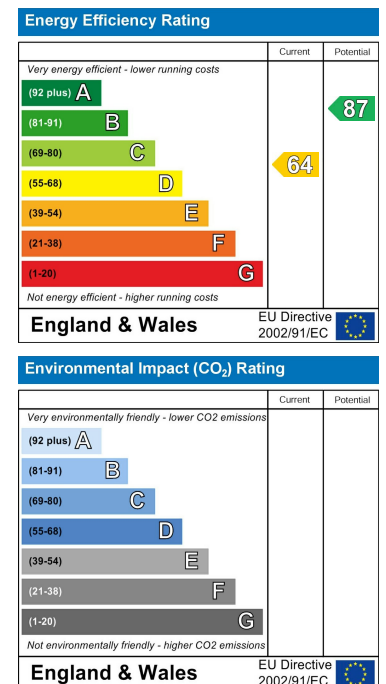
TOTAL: 105 m<sup>2</sup>  
 FLOOR 1: 56 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY LASER/3D TECHNOLOGY. SEENED SHOULD BE RELIABLE BUT NOT GUARANTEED.

## Area Map



## Energy Efficiency Graph



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