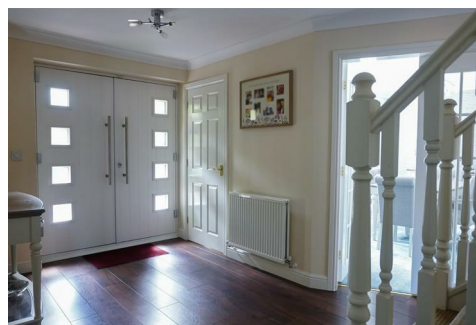




RE/MAX

Elite



31 Curlew Drive, Walsall, WS8 6DY

Offers in the region of £500,000

****NO UPWARD CHAIN****

RE/MAX Elite proudly brings you this immaculate 4-bedroom detached property that offers a serene waterside lifestyle. Nestled alongside the picturesque Wyrley & Essington canal and positioned at the end of a private shared drive within the prestigious Watermead Grange Estate, the residence boasts an enviable location with only two other homes nearby, ensuring privacy and tranquility.

This generously proportioned 4 Bedroom residence not only has well presented interior features but also has front-facing windows offering captivating views of the canal, creating a dynamic backdrop.

The property's charm extends outdoors with its own private deck on the water, providing an idyllic space for relaxation and entertainment, amidst greenbelt areas and thriving wildlife and with daily views of barges passing by.

Convenience is paramount, with close proximity to local amenities, good range of schools in the area, access to many walks, including Chasewater, shops, and transport links including the A5 and M6 Toll roads, ensuring effortless connectivity to surrounding areas.

Whether enjoying the peaceful ambiance of canal-side living or exploring the vibrant nearby attractions, this canal-side haven offers an exceptional blend of comfort, luxury, and convenience.

Entrance Hallway



The entrance hallway, accessed through grand double doors, sets the stage for a welcoming and elegant arrival. With its spacious layout and tasteful design, this entry point offers a glimpse into the refined atmosphere that awaits within the home. This space also offers ample storage for coats and shoes as well as further storage under the stairs.

Home Office / Study 11'5" x 6'9" (3.5m x 2.06m)



The home office provides a serene workspace enhanced by a front-facing canal view. Sunlight pours through the window, casting a warm glow that illuminates the room and creates an inviting atmosphere.

Lounge 16'8" x 11'5" (5.1m x 3.5m)



The lounge offers a seamless blend of indoor-outdoor living with its elegant French doors opening into the conservatory. It also has a remote-controlled gas fireplace that adds both warmth and sophistication to the room, offering the luxury of effortless ambiance at the touch of a button.

Dining Room 13'5" x 8'11" (4.11m x 2.74m)



The sunlit dining room presents a captivating front view of the waterside canal, infusing every mealtime with tranquility and charm. Bathed in natural light, the room exudes warmth and openness, creating an inviting atmosphere for gatherings with family and friends.

Guest W/C

The downstairs guest W/C is thoughtfully positioned for easy accessibility that offers guests a private space to refresh.

Kitchen /Breakfast Room 21'7" x 17'4" (6.6m x 5.29m)



The kitchen with breakfast/dining area is both functional and stylish. The gas stove and double oven provide the tools for culinary creativity, while ample cupboards and storage space ensure organization and efficiency. With expansive work areas, meal preparation becomes a joy, whether cooking for family or entertaining guests.

Utility Room 7'8" x 4'4" (2.36m x 1.34m)



The separate utility room offers a practical and organized space dedicated to household tasks. With space for a washer and dryer, it streamlines laundry chores with efficiency. Ample storage cupboards ensure belongings are neatly stowed away, maintaining a clutter-free environment. Also with a door exit to the back garden.

Conservatory 13'3" x 11'1" (4.04m x 3.38m)



The conservatory stands as an inviting extension to the home, offering an additional living space that seamlessly integrates with the surrounding landscape. Its glass windows bathe the interior in natural light, creating a bright and airy atmosphere that feels connected to the outdoors.

Master Bedroom with Ensuite Shower Room 13'6" x 11'8" (4.14m x 3.58m)



The master bedroom is meticulously designed to offer both comfort and elegance. Adjoining the sleeping quarters is a spacious dressing area, complete with ample storage solutions ensuring organization and convenience. The ensuite bathroom has tasteful finishes. Front view windows overlook the serene canal, allowing natural light to flood the room and providing picturesque views.

Bedroom Two with ensuite Shower room 13'1" x 9'7" (3.99m x 2.93m)



Bedroom 2 offers a spacious retreat for comfort and convenience within the home. Completed with an ensuite shower room and built-in wardrobes to maximize space and organization.

Bedroom Three 11'7" x 9'6" (3.54m x 2.91)



Bedroom three with a picturesque view of the tranquil canal, is a cozy yet spacious room also including built-in wardrobes, providing ample storage space while maintaining a clean and uncluttered aesthetic.

Bedroom Four 9'10" x 9'4" (3.01m x 2.87m)



Bedroom Four offers versatility and practicality,

featuring laminate flooring for easy maintenance and built-in wardrobes for efficient storage solutions. This room presents a multitude of possibilities, serving as an ideal space for either an additional home office or a children's bedroom.

Family Bathroom



The family bathroom offers a blend of comfort and convenience, catering to the diverse needs of daily routines. Featuring both a shower and a bathtub, this versatile space accommodates various preferences for bathing.

Detached Double Garage



The detached double garage offers a blend of convenience and security for vehicles, featuring ample space to comfortably park two cars inside. Adjacent to the garage, the driveway provides additional parking space for two to three more cars, accommodating extra vehicles with ease.

Floor Plan

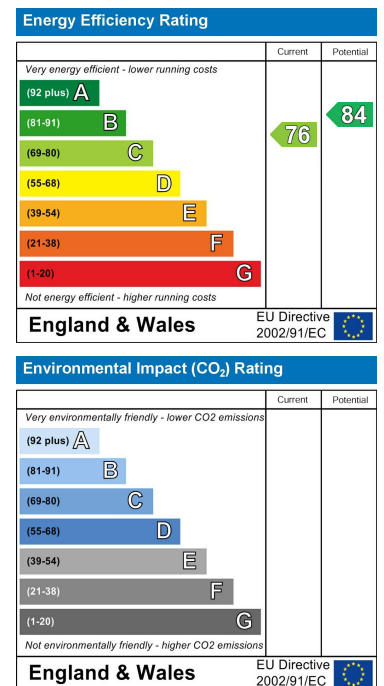


Total area: approx. 177.3 sq. metres (1908.9 sq. feet)

Area Map



Energy Efficiency Graph



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