



**RE/MAX**  
Elite



**87 Walker Road, Walsall, WS3 1DB**  
**Offers in the region of £190,000**

**\*\*NO UPWARD CHAIN\*\* IDEAL FAMILY HOME**

RE/MAX Elite is proud to present a modern 2-bedroom semi-detached home perfect for families. This house is equipped with gas central heating and double-glazed windows for added warmth and energy efficiency.

The home features a cosy living area and a well-equipped kitchen with plenty of storage space. Additionally, there is a large conservatory and a convenient toilet on the ground floor.

Both bedrooms are spacious, offering comfortable areas for rest and relaxation. The property also includes a family bathroom with both a bathtub and shower, providing practicality and ample space.

The garden at the back of the house is private, offering a peaceful setting accessible from the lovely conservatory. It's an ideal outdoor space for relaxation and leisure activities.

With ample off-road parking available, the property is well-located near various amenities including shops, schools, and public transport links, ensuring easy access to essential services.

Living Room 16'1" x 12'11" (4.92m x 3.95m)



Discover the perfect blend of warmth and elegance in this inviting lounge with an electric fireplace, nestled beneath a tastefully crafted mantel, while a graceful bay window frames a captivating front view. An ideal space for relaxation and enjoyment for the whole family.

Kitchen 13'4" x 8'0" (4.08m x 2.45m)



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.

Conservatory 13'5" x 11'10" (4.10m x 3.63m)



Step into a sunlit spacious conservatory, where light floods in, creating an airy and inviting atmosphere. Designed to accommodate a generous 6/8 seater dining table for delightful meals and a lounge settee for moments of tranquil repose. A glass door connects the interior to the enchanting back garden. Whether hosting gatherings or enjoying quiet moments, this conservatory offers a perfect blend of comfort and connection with the outdoors.

Guest W/C 2'3" x 6'3" (0.7m x 1.91m)



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



Master Bedroom 12'8" x 9'5" (3.87m x 2.88m)



A double master bedroom, where comfort and style converge seamlessly. With ample space for wardrobes, ensuring a clutter-free sanctuary. The room is bathed in natural light through the front view window, framing a picturesque scene that adds a touch of serenity to the space.

Bedroom 2 6'7" x 11'6" (2.03m x 3.52m)



Discover comfort and efficiency in this double second bedroom. Enjoy a cozy sleeping area with a storage cupboard for organization. The back view window fills the space with natural light, creating a serene ambiance for relaxation.

Family Bathroom 9'1" x 8'0" (2.79m x 2.45m)



The family bathroom features both a rejuvenating shower and a bathtub, catering to all your family's needs. The practical layout ensures convenience for busy mornings and tranquil evenings.

Private Back Garden

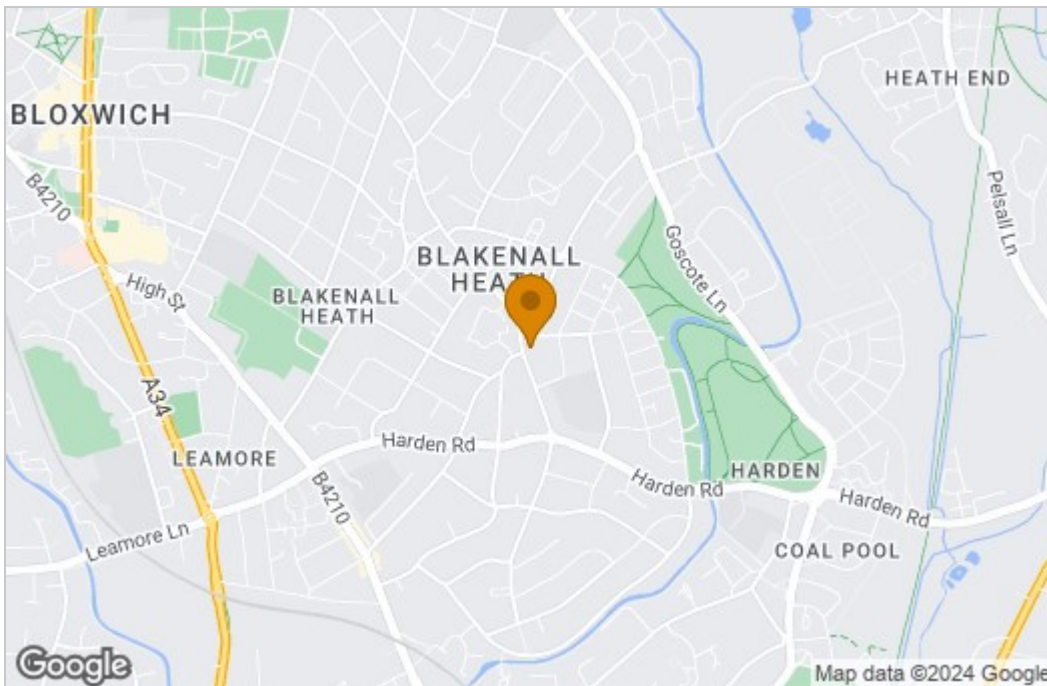


An enchanting enclosed private back garden. The paved patio welcomes you with a perfect spot for outdoor gatherings. The garden is surrounded by lush greenery, providing a serene backdrop for relaxation. Also including a wooden shed, offering convenient storage for gardening tools or creating a cozy retreat and an access gate to the front of the property. .

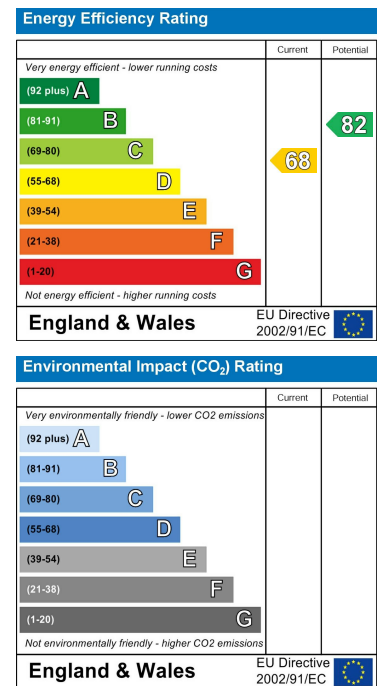
## Floor Plan



## Area Map



## Energy Efficiency Graph



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