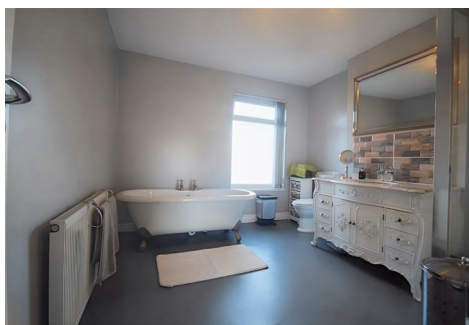




RE/MAX
Elite



65 Well Lane, Walsall, WS3 1JR

Guide price £225,000

CHARMING 4-BEDROOM DETACHED HOME WITH CONSERVATORY & LARGE GARDEN IN WS3

Property Summary:

This beautifully presented 4-bedroom detached home in WS3 offers a fantastic blend of classic charm and modern comfort. With spacious living areas, a stunning conservatory, and an extensive garden, Available via modern method auction this property is perfect for families or those who love to entertain.

[Auctioneer Comments](#)

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

[Entrance Hall](#)

Welcoming entrance with access to key living spaces.

[Living Room 14'1" x 10'10" \(4.31m x 3.32m\)](#)

A cosy yet spacious lounge area with a feature fireplace, perfect for relaxation.

[Dining Area 9'11" x 11'5" \(3.04m x 3.49m\)](#)

Open-plan space, ideal for family meals or hosting guests.

[Family Room 13'3" x 13'8" \(4.05m x 4.18m\)](#)

A secondary lounge area providing extra versatility.

[Kitchen 9'11" x 9'11" \(3.03m x 3.03m\)](#)

Modern kitchen with sleek cabinetry, integrated appliances, and plenty of counter space.

[Conservatory](#)

A bright and airy retreat with garden views, perfect for year-round use.

[Utility & WC](#)

Separate laundry room and convenient downstairs WC

[Primary Bedroom 14'1" x 10'6" \(4.31m x 3.21m\)](#)

Large and beautifully presented master bedroom with plenty of natural light.

[Bedroom 2 11'5" x 10'11" \(3.49m x 3.33m\)](#)

Another well-sized bedroom with stylish décor.

[Bedroom 3 14'1" x 8'0" \(4.31m x 2.44m\)](#)

A bright and airy bedroom, perfect for a child's room or home office.

[Attic Space 14'1" x 16'10" \(4.31m x 5.14m\)](#)

A versatile area for storage, a home office, or a bedroom

[Luxury Family Bathroom](#)

An exquisite bathroom featuring a freestanding roll-top bath, a large walk-in shower, and an elegant vanity unit.

[Expansive Garden](#)

A huge rear garden with both lawn and patio areas, perfect for entertaining, gardening, or relaxing.

[Driveway & Secure Parking](#)

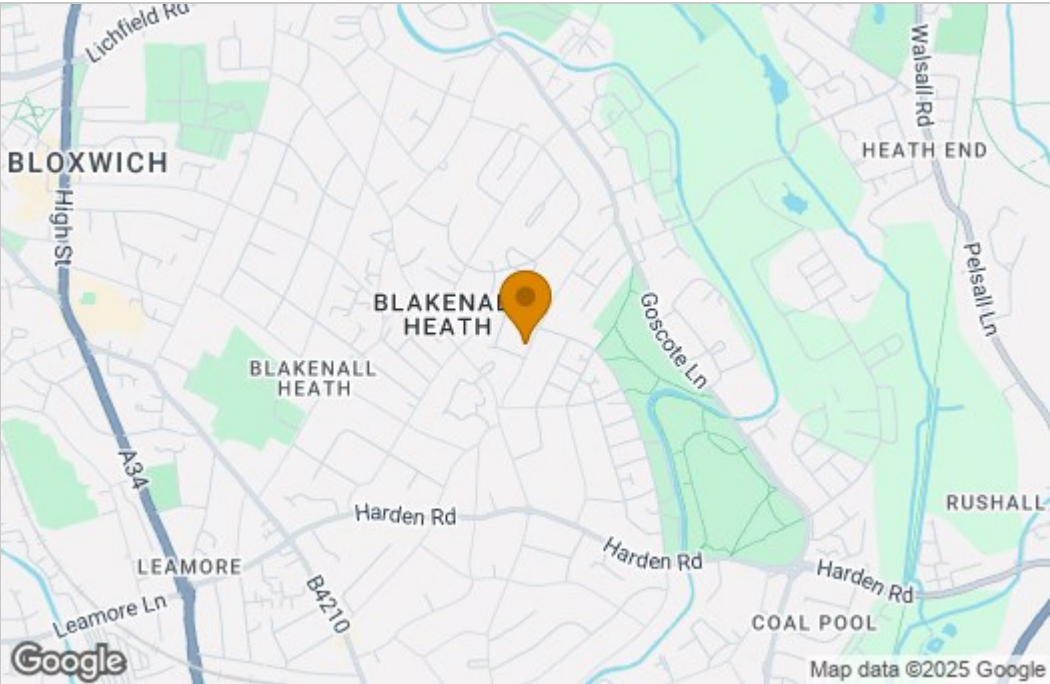
A private gated driveway offers ample space for vehicles.

Floor Plan

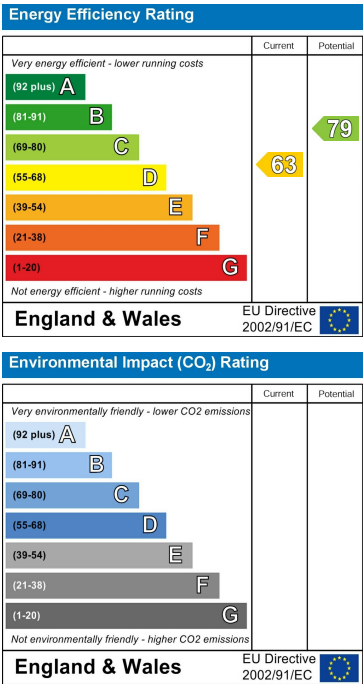


TOTAL: 169 m2
FLOOR 1: 94 m2, FLOOR 2: 49 m2, FLOOR 3: 12 m2, FLOOR 4: 14 m2
EXCLUDED AREAS: LOW CEILING: 14 m2
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.