



RE/MAX
Elite



6a Willows Road, Walsall, WS4 1RD

£415,000

SPACIOUS DETACHED FAMILY HOME WITH GARAGE, LIFT & MODERN KITCHEN

Property Summary:

A generously sized detached property offering versatile accommodation across two floors. Featuring five bedrooms, a modern kitchen, large reception spaces, private garden, garage, and an in-house lift, this home is perfectly suited to growing families or buyers seeking future-proof accessibility. Situated in the WS4 postcode, this is an ideal opportunity for those looking for comfort, space, and practicality.

ROOM BREAKDOWN ground floor (ground floor)

Foyer 4'3" x 5'5" (1.31m x 1.66m)

Welcoming entryway with access to the reception rooms and staircase.

Living Room 11'6" x 22'9" (3.51m x 6.94m)

A bright and spacious lounge stretching the full depth of the property with stylish wood flooring, modern lighting, and sliding patio doors opening out to the garden. Perfect for both relaxing and entertaining.

Kitchen 11'4" x 16'5" (3.46m x 5.02m)

Recently renovated, this sleek and modern kitchen features high-gloss units, integrated appliances, and a stylish finish. Includes a breakfast area overlooking the front of the property.

Laundry Room 10'7" x 9'10" (3.25m x 3.00m)

Spacious and functional utility/laundry space – ideal for storage and daily chores.

Ground Floor WC 2'6" x 4'7" (0.78m x 1.40m)

Conveniently located and fitted with essential fixtures.

Garage

Integral garage providing secure parking or potential for conversion (subject to planning)

First Floor:

Primary Bedroom 12'0" x 13'10" (3.68m x 4.23m)

A generous double bedroom with large window, allowing for plenty of natural light.

Bedroom Two 11'5" x 13'10" (3.50m x 4.22m)

Spacious second double bedroom, ideal for a child, guest room or home office.

Bedroom Three 10'1" x 10'5" (3.08m x 3.20m)

A third double bedroom with bright aspect and built-in storage potential.

Bedroom Four 13'0" x 8'6" (3.98m x 2.60m)

Another well-sized bedroom overlooking the rear garden.

Bedroom Five/Sitting Room 6'3" x 8'6" (1.91m x 2.60m)

Flexible room – could be used as a fifth bedroom, a study, or second sitting room.

Bathroom 8'8" x 5'4" (2.66m x 1.63m)

Fitted with a walk-in shower, modern vanity unit, and decorative tiling.

Separate WC 3'0" x 5'4" (0.92m x 1.63m)

Independent WC for added practicality.

EXTERIOR

Front

Block-paved driveway with space for multiple cars,

lawned area, and side access to rear garden. Garage access from the front.

Rear Garden

A well-maintained garden with lawn, elevated planting beds, paved patio seating area, and secure fencing – perfect for families and summer entertaining.

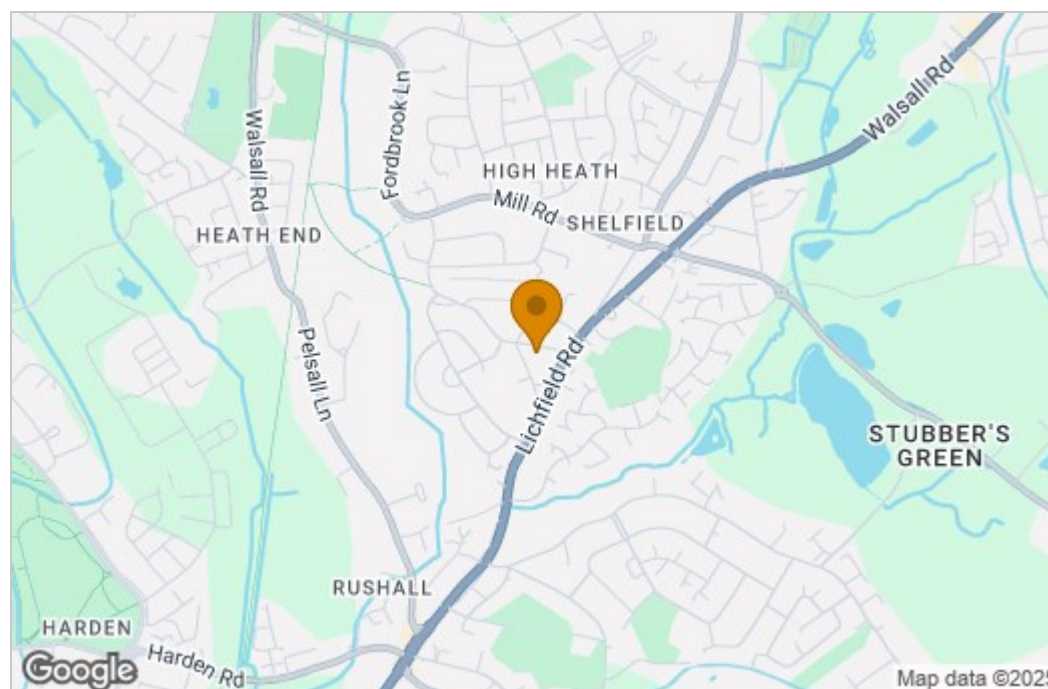
Area Map





TOTAL: 135 m2
FLOOR 1: 62 m2, FLOOR 2: 73 m2

:- FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		73	82
<p>England & Wales</p>		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

549 Bloxwich Road, Walsall, Staffordshire, WS3 2XD
Tel: +44 (0) 1922 322988 Email: elite@remax.co.uk www.remaxlocalestateagents.co.uk