



21 Bodmin Rise,
Walsall, WS5 3HY

£350,000

Walsall

£350,000



We are thrilled to present this detached house for sale in a highly sought-after location. This property is perfect for families and benefits from proximity to local schools.

The residence boasts a practical floor plan, encompassing one reception room which provides a perfect space for relaxing and entertaining.

The property features four bedrooms, which are a good size and can be tailored to meet your personal needs, whether it be for children, guests, or a home office.

Additionally, the house contains a family bathroom along with separate WC.

This property offers an opportunity to acquire a family home in a desirable location.

Please contact us to arrange a viewing or if you require further information





Property Specification

Porch -	1.77m (5'10") x 0.75m (2'5")
Hall -	3.86m (12'8") x 1.16m (3'10")
Lounge & Dining Area -	6.62m (21'9") x 4.54m (14'11")
Kitchen -	3.86m (12'8") x 2.07m (6'10")
Bedroom 1 -	3.65m (12') x 3.58m (11'9")
Bedroom 2 -	3.47m (11'5") x 2.87m (9'5")
Bedroom 3 -	3.78m (12'5") x 2.00m (6'7")
Bedroom 4 -	3.16m (10'4") x 2.32m (7'7")
Bathroom -	2.23m (7'4") x 1.56m (5'1")
WC -	2.23m (7'4") x 0.85m (2'9")
Garage -	4.70m (15'5") x 2.58m (8'5")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 10th March 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

