



Burton Farm Road,  
Walsall, WS4 2HN

**£600,000**



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Presenting a unique opportunity to acquire this impressive, detached property listed for sale, set in a highly sought-after cul-de-sac location, near schools and amenities with the benefit of pleasant field views. This property is in need of modernisation and is being offered with no onward chain, presenting a blank canvas for potential buyers.

The property boasts two reception rooms and a breakfast kitchen, along with four bedrooms and five bathrooms. The generous ground floor reception room offers access to a large conservatory and is currently being used as a spacious lounge / dining area with a central fireplace. The second reception room is a light-filled space, currently utilised as a snooker room. The kitchen comes with a range of fitted units and ample space for a breakfast table. It also provides direct access to the garden and a study/hobby room with access to one of the shower rooms.

The accommodation comprises four bedrooms, all of a good size. The first bedroom is a generous double located on the ground floor, complete with an ensuite bathroom. The second bedroom is a double room featuring fitted wardrobes. The third bedroom, another highly spacious room, boasts a Juliet balcony with stunning field views and an ensuite bathroom. The fourth bedroom is also a double room, offering a Juliet balcony with field views. There is a well-equipped ground floor bathroom, an additional first floor bathroom, a further ground floor shower room, and two ensuite bathrooms attached to the bedrooms. The property also comes with a generous storage space with potential for being a double garage, offering ample storage space.

This property is a perfect project for those looking to put their stamp on a home and an early viewing is highly recommended.







## Property Specification

DETACHED FOUR BEDROOM FAMILY HOME OFFERING  
VERSATILE LIVING SPACE  
HIGHLY SPACIOUS ACCOMMODATION  
CUL-DE-SAC LOCATION WITH PLEASANT FIELD VIEWS  
SPACIOUS LOUNGE / DINING ROOM WITH CONSERVATORY  
OFF

Reception Two / Snooker Room 7.10m (23'3") x 4.88m (16')

Hall

Shower Room One 2.89m (9'6") x 2.12m (6'11") plus shower

WC

Hall

Ensuite (Bedroom 3)

Porch

Bedroom 3 5.92m (19'5") x 4.29m (14'1")

Bedroom 4 4.44m (14'7") into wardrobes x 2.60m (8'6")

Lounge / Dining Room 8.96m (29'5") x 5.61m (18'5")

Conservatory 4.94m (16'2") max x 4.40m (14'5") max

Breakfast Kitchen 5.37m (17'8") x 4.22m (13'10")

Study / Hobby Room 5.12m (16'9") max x 4.22m (13'10") max

Utility Area 1.67m (5'6") x 1.46m (4'9")

Shower Room Two 1.67m (5'6") x 1.06m (3'6")

Landing



### 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: 8th May 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: F

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	70
England & Wales		EU Directive 2002/91/EC

## Map Location

