



54 Brookhouse Road,  
Walsall, WS5 3AD

£525,000



£525,000



Paul Carr Estate Agents are delighted to present for sale this impressive detached house, ideally suited to families. Situated in a popular cul-de-sac location, this property offers easy access to public transport links, local amenities, and nearby schools.

The property boasts three spacious bedrooms. The first two bedrooms are generous doubles, with the second bedroom further benefiting from fitted wardrobe space. The third bedroom is a compact double, perfect for a child's room, home office or guest bedroom. The home is serviced by one comprehensive bathroom, featuring spa bath with shower over, WC and wash basin, and there are additional shower facilities accessed via the landing, ensuring a relaxing and functional space. At the heart of this house is the fully-equipped kitchen, offering a range of fitted units, a breakfast area, integrated larder fridge, dishwasher, fan over and additional combi microwave/grill/fan oven, and a gas hob with extractor fan over. This room has been designed to cater for all your culinary needs. A particular highlight of this property is the two reception rooms.

The first reception room is an open-plan lounge / family room, creating a light and airy space ideal for spending quality time with family and having direct access to the garden - perfect for summer entertaining or children's play. The second reception room features a bay window to the front, flooding the room with natural light.

Further desirable features of this property include driveway parking to the front, a single garage / workshop, a welcoming entrance hallway with attractive feature flooring, under-stairs storage space and access to a guest WC.

This house has been thoughtfully designed, providing a warm and inviting family home ready for its next owners.







## Property Specification

SUPERB, EXTENDED DETACHED RESIDENCE  
WELL-PRESENTED ACCOMMODATION  
POPULAR CUL-DE-SAC LOCATION  
WELCOMING HALLWAY WITH GUEST WC OFF  
TWO GENEROUS RECEPTION ROOMS

### Hall

Lounge Area 3.95m (12'11") x 3.64m (11'11")

Family / Sitting Area 3.94m (12'11") x 3.46m (11'4")

Dining Room 4.56m (15') into bay x 3.64m (11'11")

Breakfast Kitchen 3.81m (12'6") max into breakfast area x  
3.15m (10'4")

### WC

Garage 5.66m (18'7") x 2.77m (9'1")

### Landing

Bedroom 1 4.60m (15'1") max into bay x 3.64m (11'11")

Bedroom 2 3.95m (12'11") x 3.64m (11'11")

Bedroom 3 3.15m (10'4") x 2.57m (8'5")

Bathroom 2.26m (7'4") max x 2.06m (6'9") max

Shower Room 1.70m (5'7") x 1.18m (3'11")

### 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: 19th May 2025

### Viewer's Note:

Services connected: Gas, Electric, Drainage and Water  
Council tax band: E  
Tenure: Freehold

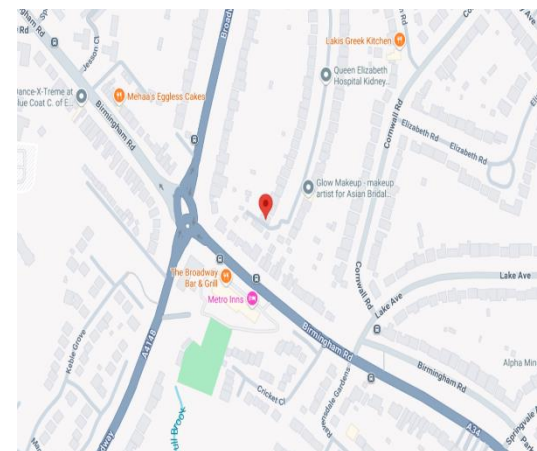
# Floor Plan

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

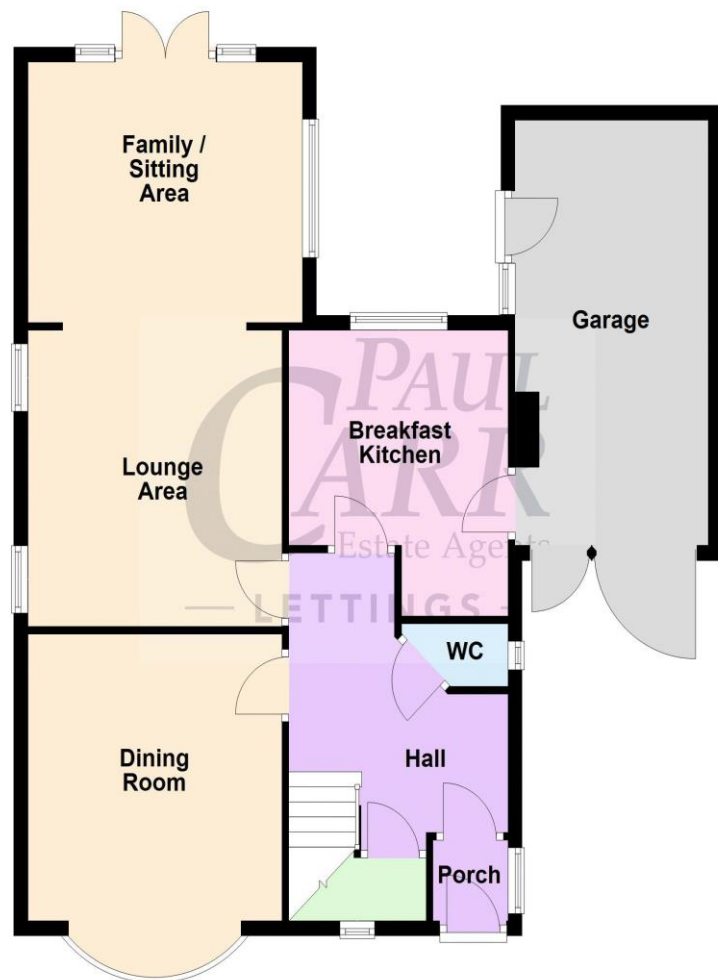
Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

Map Location



Ground Floor



First Floor

