



12 Homestead Close,
Walsall, WS4 2AD

£600,000

Walsall

£600,000



The ground floor of this well-appointed property opens with a bright hallway leading to a spacious lounge, centred around a log burner and framed by a bay window to the front.

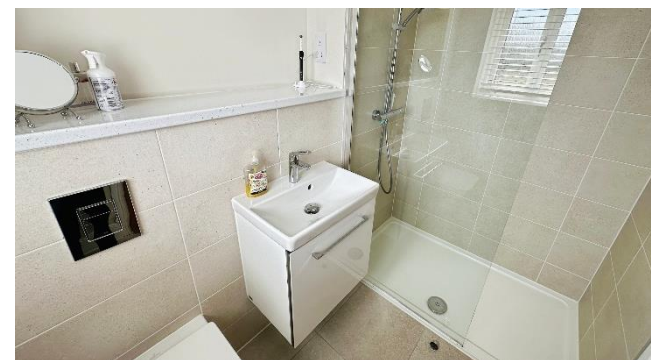
To the rear, the open-plan kitchen/diner is fitted with a comprehensive range of integrated appliances and finished to a contemporary standard, with French doors providing direct access to the garden.

Additional accommodation includes a guest WC, a utility room with external access, and an integral garage with electric door, offering versatility for storage or secure parking.

Upstairs, a generous landing with an arched feature window leads to four bedrooms. The principal bedroom enjoys views over the rear garden, along with built-in storage and a private en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, complete with a freestanding bath, separate shower, and contemporary fittings.

Externally, the property is set behind a block-paved driveway with lawned frontage and gated side access.

The rear garden is mature and neatly maintained, with a paved patio area, shaped lawn, and established planting, enclosed by timber fencing to offer a private and enclosed outdoor space.





Property Specification

Entrance Hallway

Lounge - 12' 4" x 16' 1"
(3.76m x 4.90m)

Kitchen/Diner - 27' 4" x 13' 4"
(8.32m x 4.06m)

WC - 6' 1" x 3' 2"
(1.85m x 0.96m)

Utility Room - 6' 4" x 5' 7"
(1.93m x 1.70m)

Bedroom One - 12' 4" x 11' 8"
(3.76m x 3.55m)

En-suite - 4' 4" x 7' 5"
(1.32m x 2.26m)

Bedroom Two - 16' 4" x 10' 3"
(4.97m x 3.12m)

Bedroom Three - 8' 5" x 12' 1"
(2.56m x 3.68m)

Bedroom Four - 8' 9" x 10' 9"
(2.66m x 3.27m)

Family Bathroom - 7' 0" x 8' 6"
(2.13m x 2.59m)

Garage - 20' 7" x 9' 8"
(6.27m x 2.94m)

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 July 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

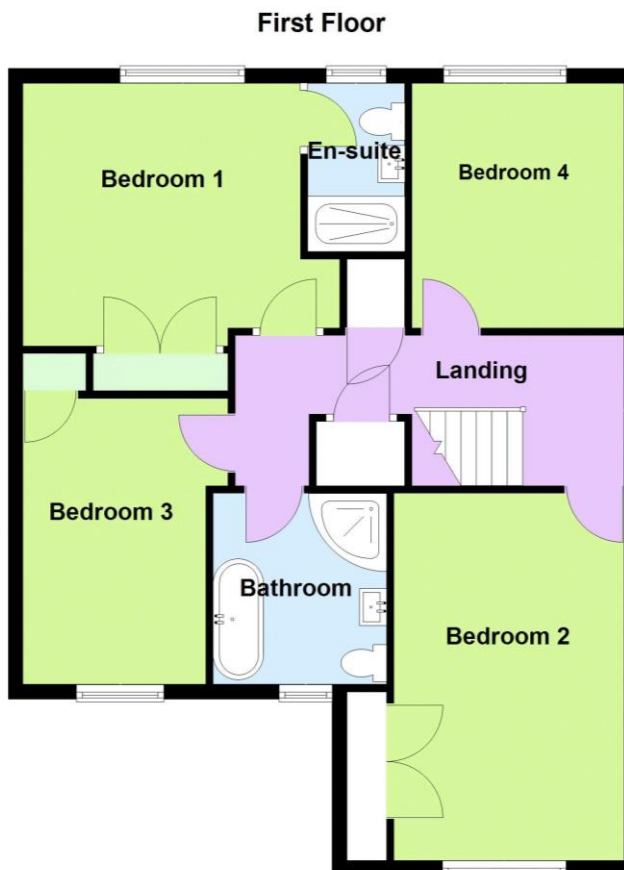
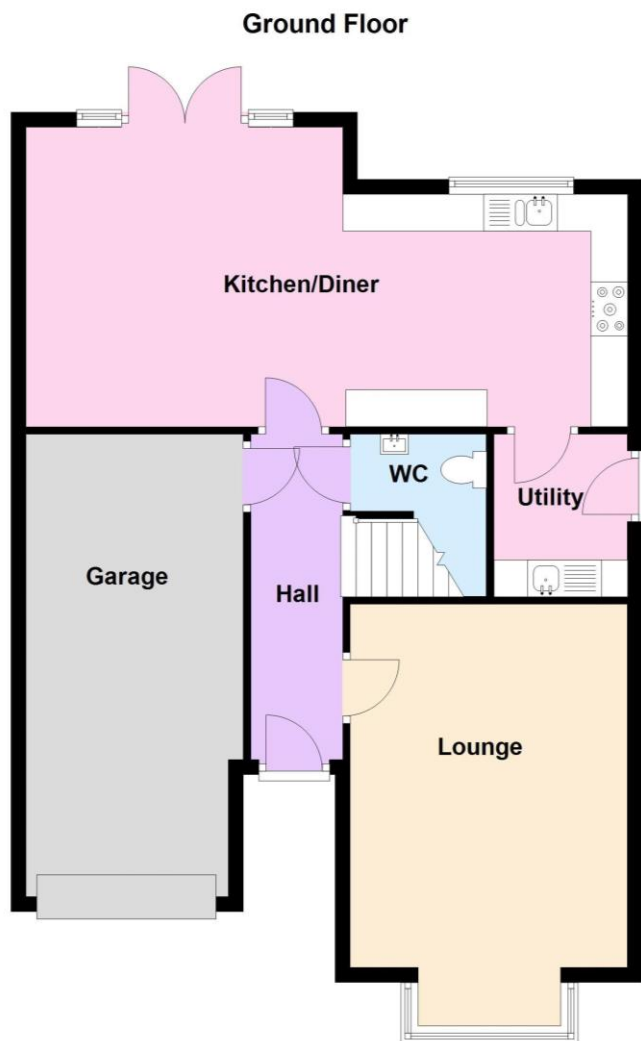
Council tax band: D

Tenure: Freehold

Service Charge: £614 p/a

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	89	90
(69-80)	C		
(55-68)	D		
(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

