



Lichfield Road, Walsall Wood  
Walsall, WS9 9NX

Offers in the Region Of £529,950



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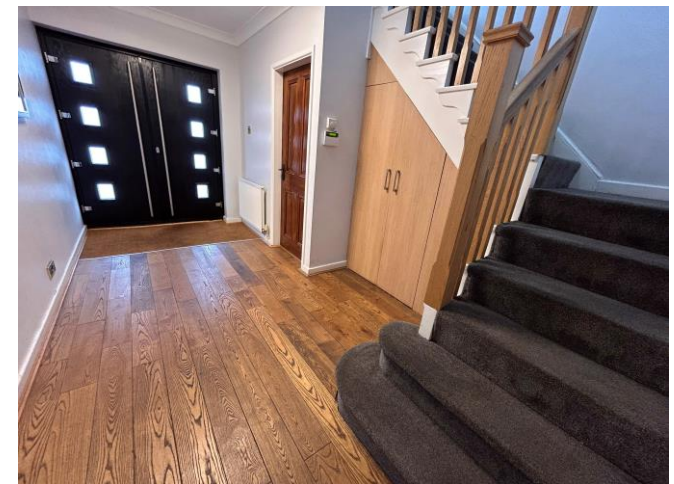
Paul Carr Estate Agents are pleased to offer for sale this individually designed, spacious four bedroom detached family home conveniently located to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

The property is presented to a high standard throughout and briefly comprises: hall with composite doors and turning staircase to first floor, guest cloak room, reception room to front, spacious lounge to rear with french doors to the outdoor entertainment area. There is a good size modern re-fitted breakfast kitchen with breakfast bar and integrated appliances which leads to the large formal dining room with wooden flooring. On the first floor are four double bedrooms all with fitted wardrobes except one which has a walk-in wardrobe. There is an ensuite to the master bedroom and a luxury family bathroom with a double shower cubicle.

Externally the property is set behind an in and out printed concrete driveway and retaining wall. To the rear of the property is a large, covered patio area - perfect for entertaining and steps down to a large mature rear garden laid mainly to lawn with paved pathway.

There is also garaging for several cars to the side of the property.

This property must be viewed to be fully appreciated.







## Property Specification

INDIVIDUAL DETACHED FAMILY HOME  
FOUR DOUBLE BEDROOMS  
TWO BATHROOMS  
THREE RECEPTION ROOMS  
AMPLE PARKING / GARAGING

Entrance Hall

Guest WC

Sitting Room 15' 10" into bay x 11' 2" (4.82m into bay x 3.40m)

Dining Room 19' 10" into bay x 15' 6" (6.05m into bay x 4.72m)

Lounge 20' 4" x 15' 11" (6.20m x 4.85m)

Kitchen 17' 5" x 12' 0" (5.30m x 3.65m)

Garage 94' 9" max x 11' 1" max (28.88m x 3.38m)

First Floor Landing

Bedroom One 16' 3" x 14' 6" (4.95m x 4.42m)

En-suite

Bedroom Two 15' 10" x 12' 0" (4.83m x 3.65m)

Bedroom Three 14' 0" x 12' 4" (4.27m x 3.75m)

Bedroom Four 14' 5" x 11' 10" (4.40m x 3.60m)  
Family Bathroom

### Agent's Note:

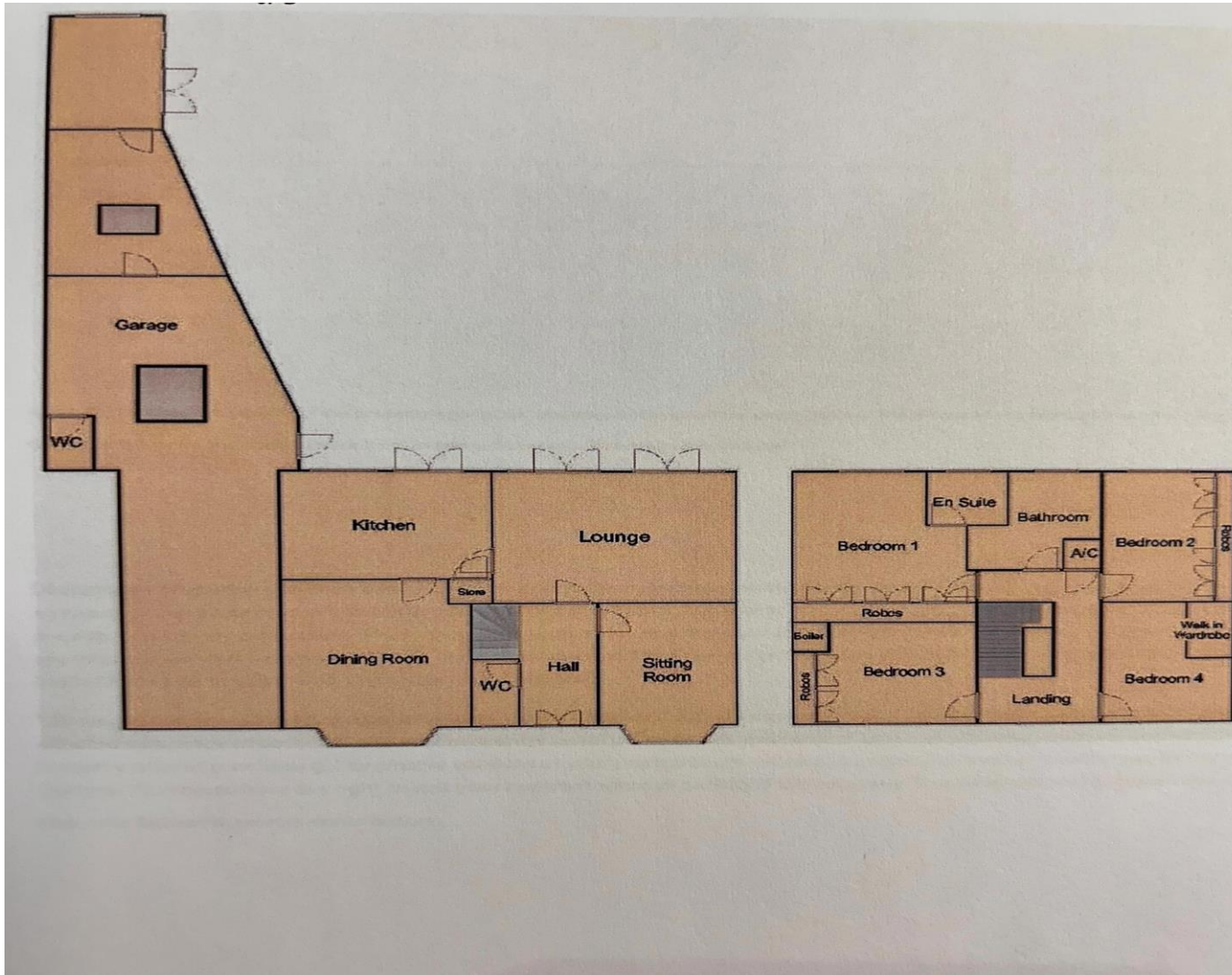
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 29th February 2024

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Map Location

