



**Weatheroaks, Walsall Wood
Walsall, WS9 9RN**

Offers in the Region Of £400,000

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A stunning four bedroom detached family home close to popular schools, transport links and a pleasant nature reserve on the doorstep.

The property is situated on a generous plot of this desirable cul-de-sac enjoying a private aspect to both front and rear.

The property has a through hallway, cloak room, two good sized reception rooms, oak breakfast kitchen and utility. On the first floor are four generous bedrooms and two bathrooms - one being en-suite.

Externally is a generous front garden with ample off-road parking. The rear garden has an astro turfed lawn and is well stocked with numerous shrubs, not directly overlooked also has direct access to the nature reserve.





Property Specification

STUNNING DETACHED FAMILY HOME
FOUR BEDROOMS
DINING KITCHEN WITH INTEGRATED APPLIANCES
UTILITY ROOM
RE-FITTED SHOWER ROOM

Entrance Hallway

Guest WC

Lounge 20' 0" into bay x 11' 10" (6.09m into bay x 3.6m)

Dining Room 10' 4" x 10' 3" (3.14m x 3.12m)

Kitchen 14' 1" max x 9' 10" max (4.29m max x 3.0m max)

Laundry Room 8' 2" x 15' 6" (2.50m x 4.73m)

Garage/Store

First Floor Landing

Bedroom One 10' 8" x 10' 7" (3.26m x 3.23m)

En-suite

Bedroom Two 8' 8" x 11' 3" (2.63m x 3.42m)

Bedroom Three 9' 3" x 8' 7" (2.82m x 2.62m)

Bedroom Four 10' 7" x 7' 9" (3.22m x 2.35m)

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: 1st March 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

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

Map Location

