



112 Longwood Road, Walsall, West Midlands, WS9 0TD

112 Longwood Road

**PAUL  
CARR**  
Estate Agents

EXCLUSIVE AND RURAL HOMES

Internal inspection will allow you to fully appreciate this sizeable house offers both INTERNALLY and EXTERNALLY!!! With the benefit of an in and out driveway creating a great first impression and occupying an approximate 1.5 acres and stunning countryside views, this is a splendid opportunity for anyone looking for a great property to extend or downsize into.

Upon entering this substantial home, the palatial hall welcomes you and with various doors leading off, creates a seamless flow from one room into the next. The light and airy living room with feature fireplace enjoys large windows that allow light to flood into the room overlooking the panoramic garden views. The dining room leads off, creating ideal space for entertaining and provides access to the kitchen which is well fitted with wooden base and wall units. A sizeable laundry room and lobby then provides access to a sunroom at the end of the property ideal to relax at the end of the day. A workshop and sizeable garage complete this side of the residence.

Bedrooms one and two, to the front elevation, are both great double rooms with bedroom one having the benefit of an ensuite bathroom. Through an inner lobby, an easy tread staircase leads to the second floor, to two bedrooms with plenty of storage within the eaves. All bedrooms are serviced by a well fitted bathroom on the ground floor that enjoys both a bathtub as well as a separate shower.

The property is located on Longwood Road which is a well-regarded road within Aldridge. A short drive to the Village of Aldridge provides access to a good supply of shops and local amenities, and it is just a short drive to Sutton Coldfield Town Centre and Four Oaks.



## Entrance Hall

Living Room 23' 8" x 12' 6" (7.21m x 3.81m)

Dining Room 19' 6" x 10' 9" (5.94m x 3.27m)

Kitchen 9' 0" x 12' 0" (2.74m x 3.65m)

Laundry Room 8' 4" x 8' 2" (2.54m x 2.49m)

Lobby 6' 4" x 8' 1" (1.93m x 2.46m)

Sun Room 11' 8" x 15' 8" (3.55m x 4.77m)

Work Shop 8' 1" x 8' 3" (2.46m x 2.51m)

WC 8' 9" x 4' 5" (2.66m x 1.35m)

Garage 20' 2" x 19' 6" (6.14m x 5.94m)

Bedroom One 13' 0" x 12' 10" (3.96m x 3.91m)

Ensuite 12' 4" x 4' 6" (3.76m x 1.37m)

Bedroom Two 13' 0" x 13' 0" (3.96m x 3.96m)

Bathroom 11' 9" x 8' 3" (3.58m x 2.51m)

Bedroom Three 15' 1" x 19' 3" (4.59m x 5.86m)

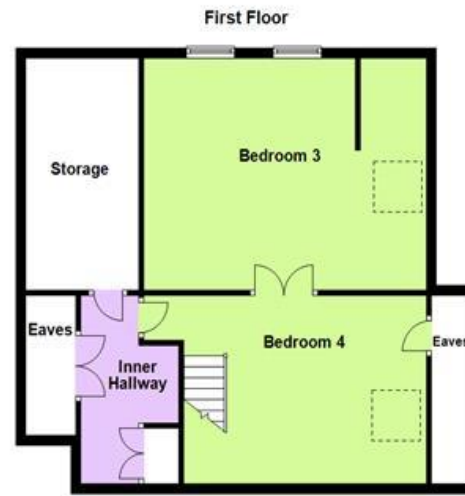
Bedroom Four 15' 1" x 17' 4" (4.59m x 5.28m)



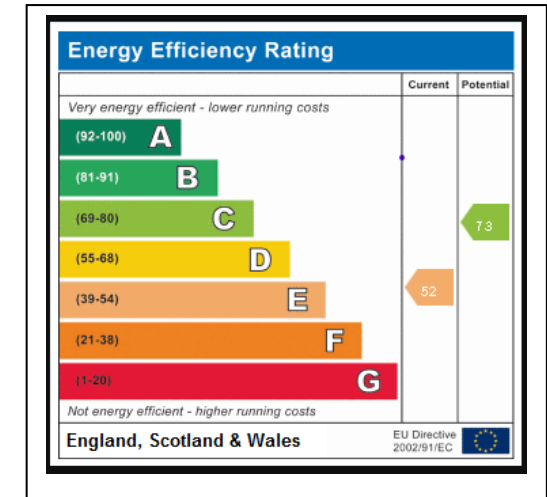


# FLOORPLAN

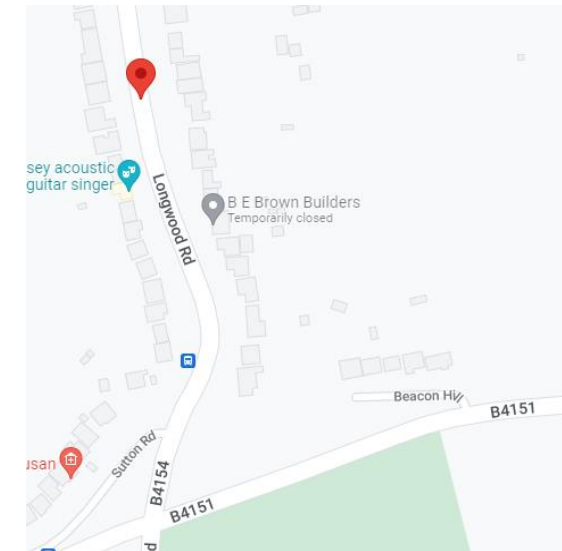
Floorplan is for illustration purposes only and not drawn to scale



## Energy Efficiency Rating



## Map Location





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.







15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA

Email: [sales@exclusiveandruralhomes.co.uk](mailto:sales@exclusiveandruralhomes.co.uk)

Tel: 0121 308 5511



**PAUL  
CARR**  
Estate Agents

EXCLUSIVE AND RURAL HOMES