ACRES

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- EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS
- EXTENDED SPACIOUS FAMILY LIVING ROOM
- ADDITIONAL DINING ROOM / SNUG
- OPEN PLAN MODERN FITTED KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- MODERN FITTED FAMILY BATHROOM
- EXTREMELY SOUGHT AFTER LOCATION

LODGE ROAD, WALSALL, WS5 3LA - OFFERS IN THE REGION OF £499,000

Set in the ever-so-popular Park Hall estate in Walsall, this spacious detached family home enjoys access to fantastic local schooling, shops, public transport links, and excellent motorway connections. The property is set behind a generous frontage, offering a driveway, lawned area, and access to the garage / store room front. An enclosed porch leads into a spacious and welcoming hallway, providing entry into an extended open-plan living and dining room, complemented by an additional snug come dining room—perfect for versatile family living. The ground floor further offers a modern open-plan fitted kitchen / diner with a separate utility area. To the first floor, a spacious landing leads to three well-sized double bedrooms and a fourth single bedroom, all served by a modern family bathroom. The master bedroom additionally benefits from its own en-suite shower room. To the rear is a low-maintenance garden featuring a patio area and a small lawn, ideal for outdoor relaxing and entertaining. A superb family home in a highly sought-after location, this property truly needs to be viewed to be fully appreciated. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via lawned garden and driveway offering off road parking leading to double glazed entrance door, into;

PORCH: 4’7 x 3’3: A spacious porch area having double glazed window and internal door into;

HALLWAY: 5’3 x 11’2: A light and airy entrance having stairs to first floor, radiator and doors into;

LIVING ROOM: 24’4 X 16’2 max, 7’5 min: A great size extended living / dining area with fire surround and fire, radiator and double glazed double doors to rear.

DINING ROOM: 9’8 x 9’1: A further living / dining space with radiator and double glazed window to front along with door leading into utility.

OPEN PLAN KITCHEN/DINER: 8’7 x 17’4: A modern open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer, radiator, dining area having double glazed window to front and rear.

UTILITY ROOM: 13’2 x 6’3: A great additional space fitted with a range of base and eye level units, worktop over, space and plumbing for washing machine, space for tumble dryer and double glazed window.

GUEST W.C: 5’5 x 4’4: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to floor and part walls and double glazed window to front.

LANDING: 5’5 max, 2’4 min x 16’5: Double glazed opaque window to front and rear and doors into;

BEDROOM ONE: 13’4 max, 10’3 min x 14’8 max, 10’8 min: A great size double bedroom with two double glazed windows to front, radiator and door into;

ENSUITE: 4’9 x 9’5: Fitted with walk in shower cubicle, close couple W.C, wash hand basin, tiling to walls and double glazed window to front.

BEDROOM TWO: 8’8 x 9’7: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9’9 x 7’2: A third spacious double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 9’9 x 5’4: A final spacious single bedroom with radiator and double glazed window to front.

BATHROOM: 5’8 x 8’6: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, chrome ladder style radiator, double glazed opaque window to side and storage cupboard.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

STORE ROOM: 13’4 x 10’1: A great additional space for ones own use ideally used as storage space along with access leading into utility area.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser’s solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: E.

VIEWING: Recommended via Acres on 0121 358 6222.

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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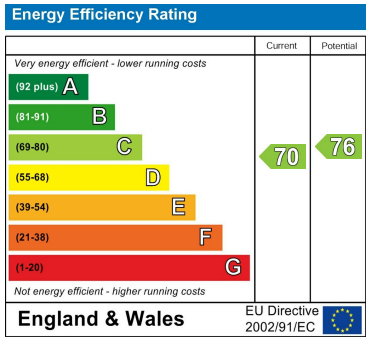
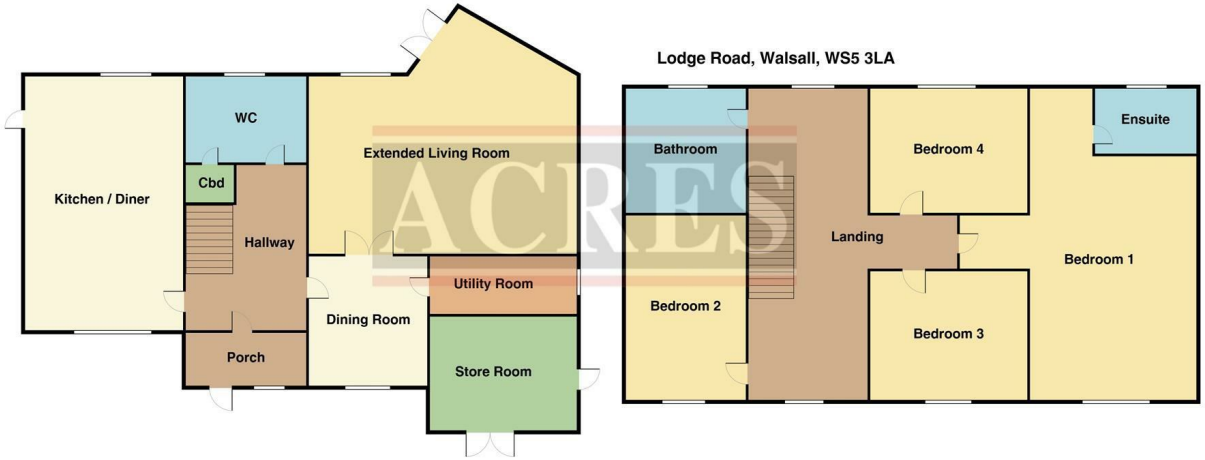
COUNCIL TAX BAND : E COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222





THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.