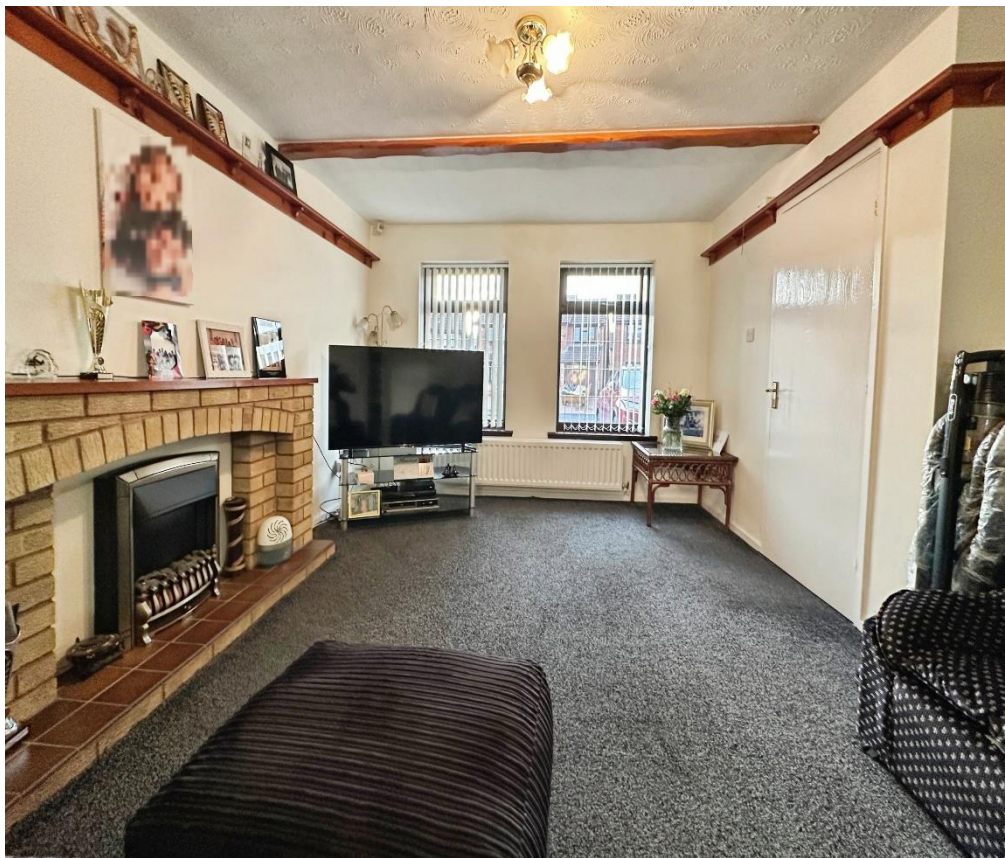




Woodruff Way,
Walsall, WS5 4RL

Offers Over £365,000



The property opens via a porch with wall light point, double glazed windows to the side aspects and a door leading into the hallway, which features a ceiling light point, radiator and stairs rising to the first floor. The lounge / diner benefits from two double glazed windows to the fore, two radiators, an electric fireplace, two ceiling light points and a sliding door opening to the garden, with access through to the kitchen.

The kitchen is fitted with wall and base cupboard units, an integrated four ring gas hob and oven, one and a half bowl stainless steel sink with drainer and mixer tap, understairs storage cupboard, ceiling light point, radiator and a double-glazed window to the rear, with a door leading to the utility. The utility provides plumbing for a washer and dryer, stainless steel sink with drainer and mixer tap, radiator, ceiling light point, double glazed window to the rear and doors to the garden and guest WC. The guest WC comprises a low flush WC, wash hand basin, radiator, ceiling light point and obscure double-glazed window to the side elevation. Completing the ground floor is the garage with ceiling light point and up and over door to the fore.

The first-floor landing offers a ceiling light point, cupboard housing the boiler, loft hatch and doors leading to four bedrooms and the family bathroom. Bedroom one enjoys two double glazed windows to the fore, radiator, built in wardrobes and ceiling light point, with access to the en-suite shower room featuring a vanity wash hand basin, low flush WC, heated chrome towel rail, downlighters, extractor fan, obscure double-glazed window to the side elevation and shower cubicle with shower over. Bedroom two has two double glazed windows to the side and rear aspects, radiator and ceiling light point, while bedroom three benefits from two double glazed windows to the fore, radiator and ceiling light point. Bedroom four includes a double-glazed window to the rear, radiator and ceiling light point. The family bathroom is fitted with a P-shaped bath with shower over, vanity wash hand basin, low flush WC, heated chrome towel rail, downlighters, extractor fan and obscure double-glazed window to the rear.

Exterior: Externally, the property offers a tarmac driveway to the fore leading to the garage and a side access gate. To the rear is a well-maintained garden with a slabbed patio area, side gate and boundary fencing. Planning permission has been granted for a single storey rear extension.



Property Specification

Lounge / Diner	27' 2" x 10' 5" (8.27m x 3.17m)
Kitchen	7' 5" x 12' 4" (2.26m x 3.76m)
Utility	5' 7" x 6' 2" (1.70m x 1.88m)
Guest WC	
Garage	7' 7" x 17' 0" (2.31m x 5.18m)
Bedroom One	12' 0" x 12' 1" (3.65m x 3.68m)
Ensuite	3' 7" x 8' 8" (1.09m x 2.64m)
Bedroom Two	8' 9" x 12' 1" (2.66m x 3.68m)
Bedroom Three	11' 1" x 7' 9" (3.38m x 2.36m)
Bedroom Four	7' 2" x 11' 9" (2.18m x 3.58m)
Family Bathroom	6' 4" x 8' 7" (1.93m x 2.61m)

Viewer's Notes

Services connected: Gas, electricity, water and drainage.
 Council tax band: D Tenure: Freehold

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.

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Came on the market: 12th February 2026

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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

