



Camden Street, Walsall Wood



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Offers in excess of £410,000



## Key Features

- Beautifully presented property
- Semi detached family home
- Perfectly designed for outdoor living
- Three double bedrooms
- Family bathroom and ensuite
- Fitted Kitchen and separate Utility
- EPC rating C
- Freehold





**\*\*\*\*THREE BEDROOM FAMILY HOME - WITH EXCEPTIONAL OUTDOOR LIVING AND ENTERTAINMENT SPACE\*\*\*\*** located in a semi-rural part of Walsall Wood close to the ever popular Aldridge area, sought after for it's village with boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities are the Oak Park Leisure centre and the fabulous Fairlawns hotel, spa and health centre which just a short drive away. Aldridge is a hit with families looking for outstanding and good schools in the area. Local secondary schools include Aldridge school, St Francis of Assisi, the outstanding Queen Mary's Grammar school for boys and High school for girls.

This beautifully presented and thoughtfully extended home offers spacious, modern living with a perfect balance of character and contemporary design. The property boasts three well-proportioned bedrooms complemented by a stylish family bathroom to the first floor finished to a high standard with the second floor bedroom having ensuite shower room. At the heart of the home is a welcoming living room which flows into an impressive open-plan kitchen and living area with separate utility. To the rear, is a garage with electric roller shutter door, a bright and airy sun room with underfloor heating provides an additional versatile living space, overlooking the garden. Externally, the property truly comes into its own. The landscaped garden features an excellent outdoor bar, a W.C., a brick-built BBQ area and a superb man cave / indoor bar, creating the ultimate setup for hosting friends and family in all seasons. With off-road parking, attractive brick elevations, and a high-quality finish throughout, this home offers a fantastic lifestyle opportunity and must be viewed to be fully appreciated.

Tenure: Freehold

Council tax band: B

EPC: C

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Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



### Frontage

Having driveway offering off road parking for seven vehicles and giving access to the garage and steps down to the front door.

### Living room

Positioned at the front of the property having two windows allowing in plenty of natural light, an understairs storage cupboard and beautiful feature log burner, perfect for relaxing evenings.

### Kitchen / Living area

Extended open plan Kitchen and living area having matching wall and base units with contrasting work tops, tiled splashbacks and integrated fridge/freezer, dishwasher and oven, hob and extractor. In the living area there is a feature log burner and bifold doors into the impressive landscaped rear garden. There is a separate utility area with spaces for several appliances.

### Sunroom

Located off the garage is a versatile space, currently being used as an additional bedroom, benefitting from electric underfloor heating and bifold doors.



### Bedroom one

Sizeable double bedroom located at the front of the property having beautiful feature cast iron fireplace.

### Bedroom two

Double bedroom located at the rear of the property benefitting from built in wardrobes and offering views of the rear garden and surrounding greenery.

### Family bathroom

Fully tiled bathroom having bath and separate shower cubicle with mains rainfall shower, basin and w.c.

### Bedroom three

Located on the second floor having ensuite shower room and benefitting from eaves storage.

### Ensuite

Having shower cubicle with mains rainfall shower, basin and w.c.





## Rear garden

The outdoor space is made for entertaining, having a well kept lawn area bordered by hedging on one side and paved walkways on the other. At the far end, the space opens into a generous stone-paved patio area where one side features a covered, built-in BBQ area and the other a large indoor bar. In the centre of the garden is a stylish outdoor bar setup with fitted W.C. Overall the garden has a social, pub-garden vibe, ideal for hosting friends and perfect for year-round cooking and gatherings.





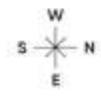
Ground floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>  
139,5 m<sup>2</sup>  
Reduced headroom  
4,6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

