



Barncroft,
Walsall, WS6 6BH

Offers in the Region Of £230,000

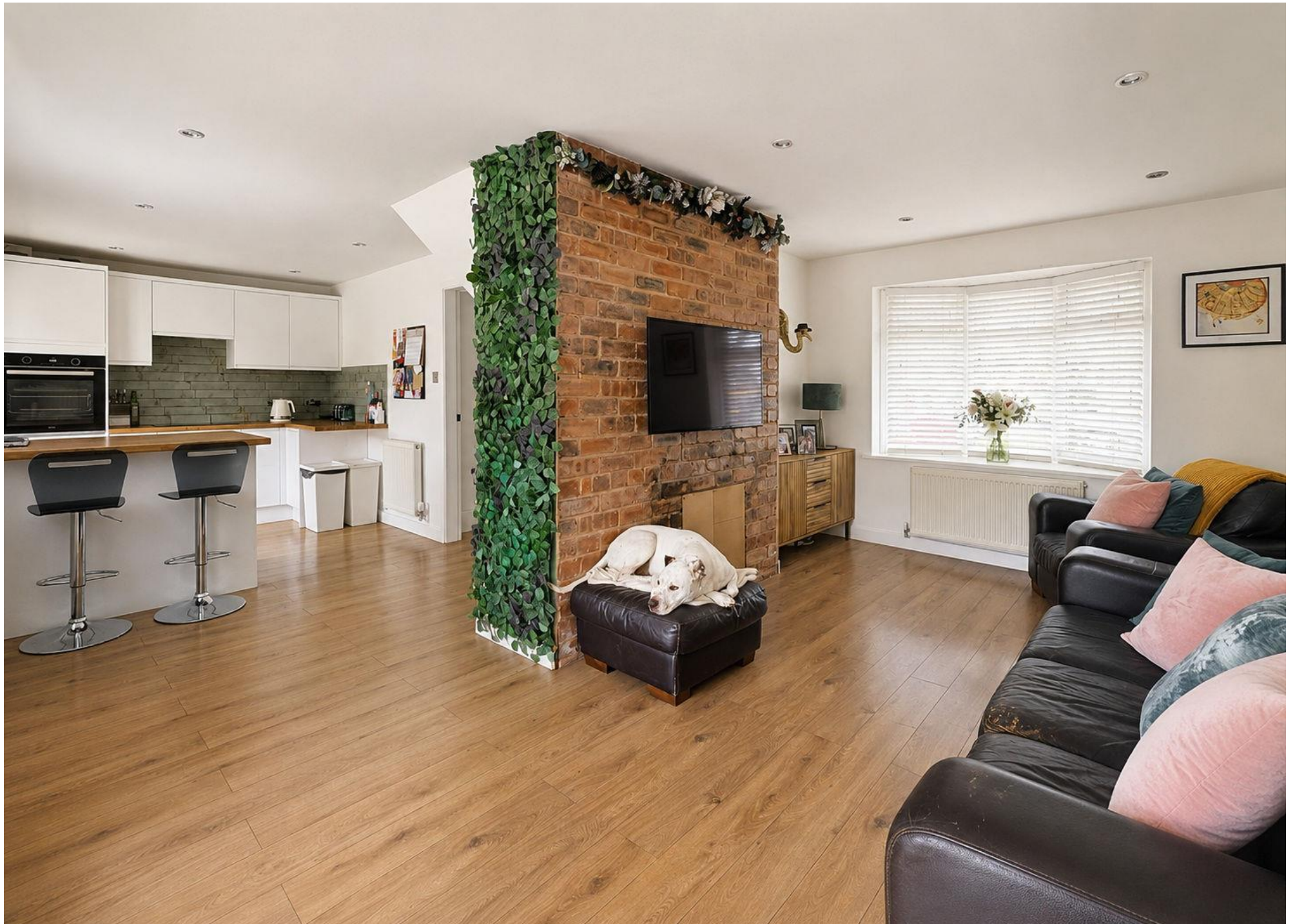
This beautifully presented two-bedroom home has been thoughtfully improved to create stylish, versatile accommodation ideally suited to modern living.

An enclosed porch opens into the welcoming entrance hall, where a contemporary ground-floor bathroom provides excellent everyday convenience. Beyond lies the impressive open-plan kitchen and living area, forming the sociable heart of the home. The modern kitchen is fitted with sleek gloss cabinetry, complementary wood-effect work surfaces and a range of integrated appliances, while a breakfast bar offers the perfect setting for casual dining. The adjoining living area provides ample space in which to relax and entertain, with an exposed-brick feature wall and decorative greenery creating an attractive focal point. Extending the accommodation is a bright and versatile orangery, enjoying views across the rear garden and direct access onto the patio. Currently used as a dining area, this inviting space could also serve as a family room, home office or additional sitting room.

Upstairs, the principal bedroom is tastefully presented and benefits from fitted mirrored wardrobes. The second bedroom is particularly versatile, providing generous sleeping accommodation alongside a dedicated gaming or study area. A stylish family bathroom completes the first floor, featuring contemporary herringbone tiling and a modern white suite with a shower over the bath.

Outside, a spacious gravelled driveway provides ample off-road parking. The landscaped rear garden has been designed for easy maintenance and year-round enjoyment, featuring a generous paved patio, artificial lawn, raised decorative borders and an attractive outdoor seating area. Two substantial timber outbuildings provide valuable storage and offer excellent potential for use as a workshop, gym, hobby room or garden retreat.

Combining contemporary interiors, flexible living space and an impressive landscaped garden, this superb home offers an exciting opportunity for first-time buyers, couples and young families alike.



Hall 2.11m (6'11") x 1.91m (6'3")

Bathroom 2.18m (7'2") x 2.11m (6'11")

Open Plan Living 7.29m (23'11") x 2.50m (8'3")

Orangery

Porch 2.26m (7'5") x 1.32m (4'4")

Bedroom 4.78m (15'8") x 2.64m (8'8") plus 0.08m (0'3") x 0.08m (0'3")

Bedroom 3.35m (11') x 3.18m (10'5") plus 0.08m (0'3") x 0.08m (0'3")

Bathroom 2.31m (7'7") x 1.44m (4'9") plus 0.08m (0'3") x 0.08m (0'3")

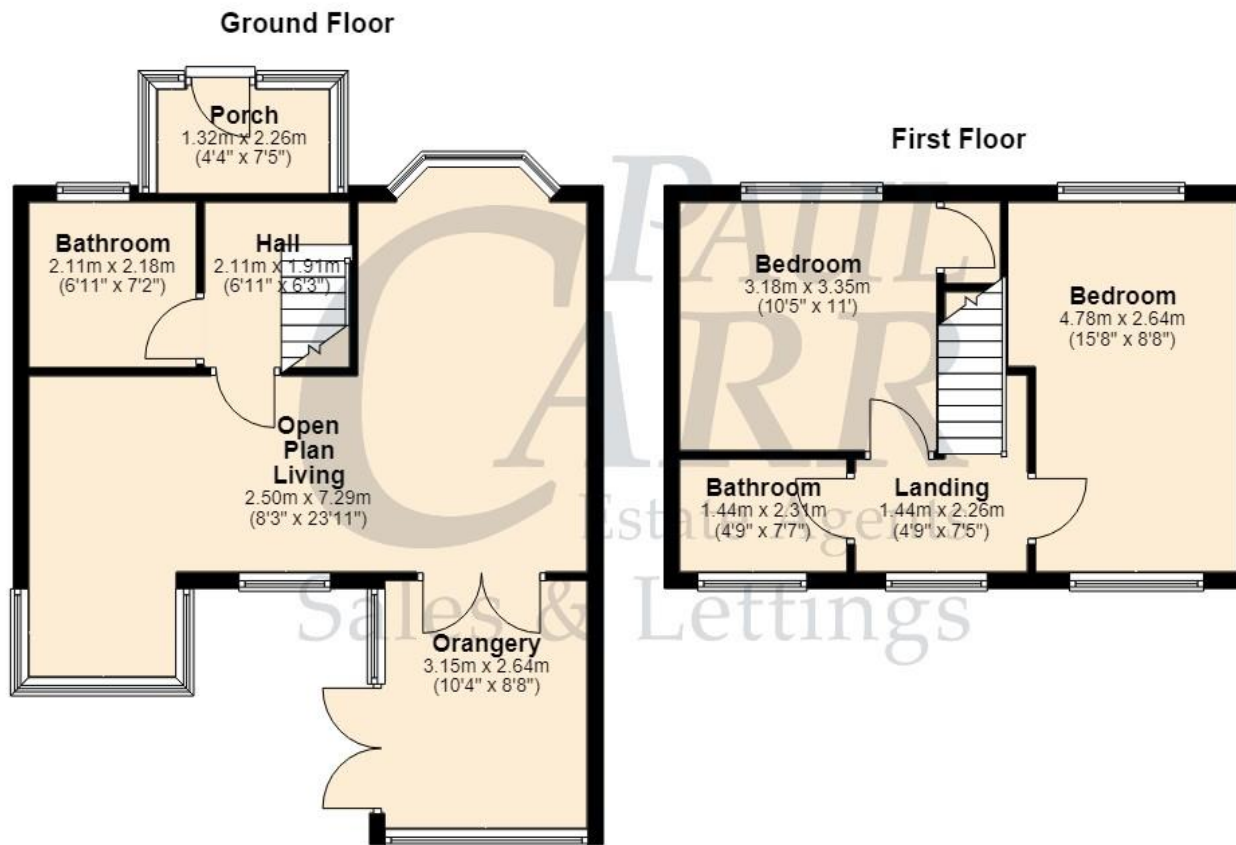
Landing 2.26m (7'5") x 1.44m (4'9") plus 0.08m (0'3") x 0.08m (0'3")





Floor Plan

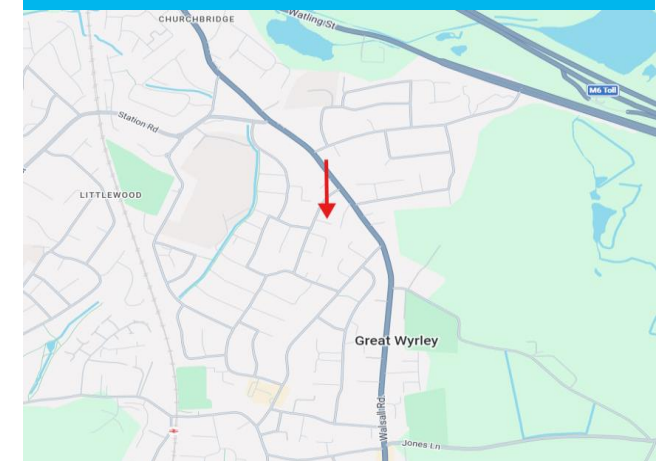
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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:

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