



25 Santolina Drive, Tame Bridge
Walsall, WS5 4RW

Offers in the Region Of £375,000

Tame Bridge

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Situated within a highly sought-after cul-de-sac in Walsall, this well-presented four-bedroom detached family home is offered for sale with no onward chain and provides spacious, thoughtfully arranged accommodation ideally suited to modern family living.

Upon entering the property, you are welcomed by a bright and spacious lounge featuring a charming bay window to the front elevation, creating a light-filled and inviting living space. A separate dining room offers an ideal setting for both formal entertaining and everyday family dining. The fitted kitchen is appointed with a range of matching units and is complemented by a practical utility area with access to the rear garden, together with a guest WC and useful under-stairs storage cupboard.

To the first floor, the generous principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Bedroom two is an impressive dual-aspect double bedroom, while two further well-proportioned bedrooms are served by the family bathroom, fitted with a white suite comprising bath, wash hand basin and WC. Externally, the property enjoys excellent kerb appeal with a neatly maintained front garden, driveway parking and access to a single garage.

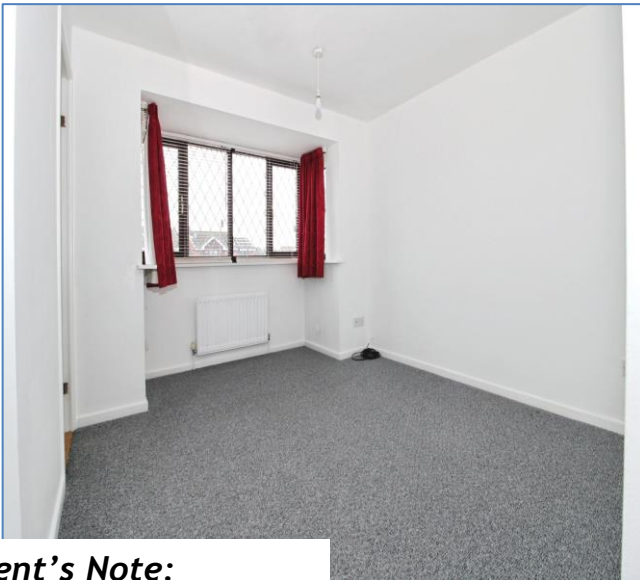
The rear garden provides a private and manageable outdoor space, ideal for families and outdoor entertaining.

The property is conveniently positioned for a range of highly regarded local schools, everyday amenities and leisure facilities. Walsall town centre is easily accessible and offers an excellent selection of shops, cafés and services, while superb public transport and road links, including nearby rail connections to Birmingham and the wider West Midlands, make this an ideal location for commuters.



Property Specification

WELL-PROPORTIONED, DETACHED RESIDENCE
POPULAR CUL-DE-SAC LOCATION
NEATLY PRESENTED ACCOMMODATION
LIGHT AND AIRY LOUNGE AND SEPARATE DINING ROOM
WELL-APPOINTED KITCHEN, UTILITY AND GUEST WC



Hall

Living Room
4.83m (15'10") into bay x 4.06m (13'4") max

Dining Room
3.30m (10'10") x 2.68m (8'10")

Kitchen
3.34m (10'11") x 3.30m (10'10")

Utility
2.07m (6'9") x 1.44m (4'9")

WC
1.44m (4'9") x 1.13m (3'8")

Garage
5.25m (17'3") x 2.45m (8')

Landing

Bedroom 1
3.83m (12'7") into bay x 3.45m (11'4") to wardrobe front

En-suite
1.73m (5'8") x 1.66m (5'5")

Bedroom 2
4.61m (15'1") x 2.40m (7'10")

Bedroom
3 2.75m (9') x 2.31m (7'7")

Bedroom

4 2.60m (8'6") x 2.48m (8'2") plus recess

Bathroom 1.93m (6'4") x 1.67m (5'6")

Viewer's Note:

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

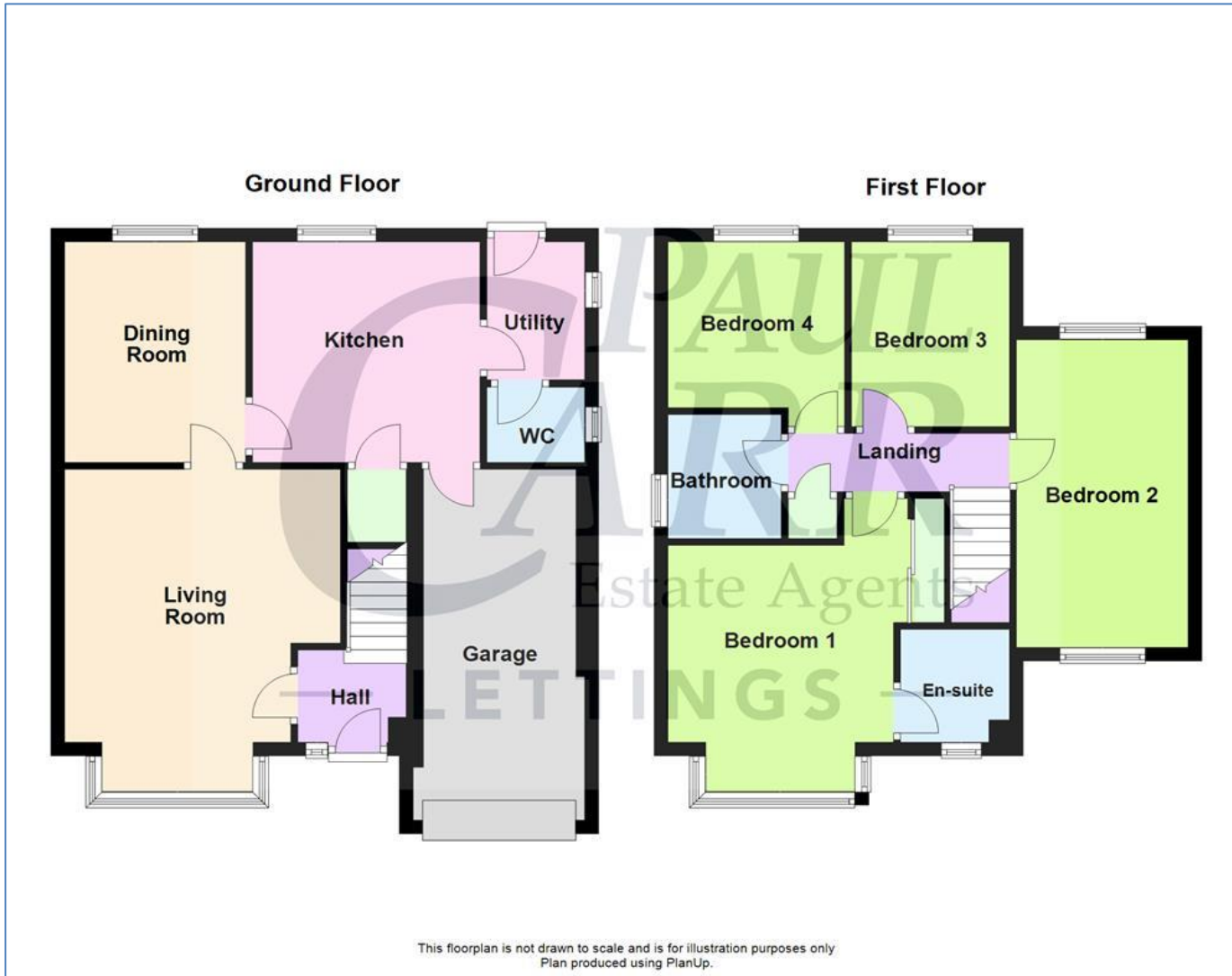
Agent's Note:

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: 27th February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

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



Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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

