PAUL CARR Estate Agents Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Bourne Vale,
Walsall, WS9 0SH

Offers in the Region Of £680,000

Tucked away within the prestigious gated setting of Bourne Vale, this charming detached residence enjoys a peaceful and private position in one of Streetly and Aldridge's most desirable locations. Surrounded by individually designed homes and mature greenery, the development offers a unique blend of countryside tranquillity and everyday convenience. Aldridge village is just a short distance away, providing a variety of independent shops, cafés, restaurants and excellent local schooling, while nearby parks, nature reserves and golf clubs cater perfectly to outdoor lifestyles. The property also benefits from excellent road and rail links, with easy access to Birmingham, Sutton Coldfield and surrounding areas. Mulberry Lodge is a beautifully presented home that has been thoughtfully updated to create a warm and inviting living environment full of character and charm. The welcoming kitchen/breakfast room features shaker style cabinetry, solid wood work surfaces, a Belfast sink and integrated appliances, all complemented by tasteful tiling and stylish finishes. Leading off the kitchen, the sitting room offers a cosy yet elegant atmosphere, centred around a striking brick-built fireplace with oak detailing and complemented by attractive flooring and decorative panelling, creating the perfect space for both relaxing and entertaining. The accommodation includes two generously sized bedrooms along with a versatile third bedroom which would make an ideal nursery, dressing room or home office. The principal bedroom benefits from fitted wardrobes, while the contemporary shower room has been beautifully appointed with a large walk-in shower, vanity storage and modern fittings throughout. The property further benefits from double glazing, gas central heating and quality internal finishes, with oak doors and tasteful décor adding to the home's overall appeal. Complementing the main residence is a superb self contained lodge annexe, offering flexible accommodation ideal for guests, multi-generational living or working from home. The space includes a comfortable sitting/study area which flows through to a dining area with bar, along with a spacious bedroom providing a private and versatile retreat. The property also enjoys a range of useful outbuildings including a substantial store, garden shed and a delightful treehouse, ideal for storage, hobbies or outdoor enjoyment. Set within extensive grounds, Mulberry Lodge enjoys beautifully maintained gardens which wrap around the property, creating a wonderful connection between indoor and outdoor living. Accessed via private gates, the property opens onto a generous driveway providing ample parking for multiple vehicles. To the rear, the impressive gardens are laid mainly to lawn with patio seating areas, mature trees and established planting providing a high degree of privacy and seclusion. Beyond the main garden lies an additional paddock, further enhancing the property's idyllic semi rural feel and offering endless potential for outdoor enjoyment.

Tenure: We can confirm the property is Freehold.

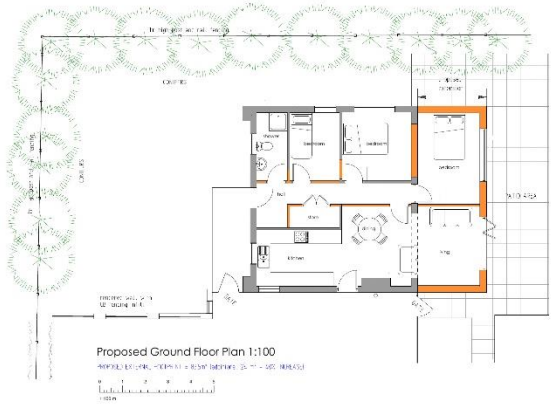
Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

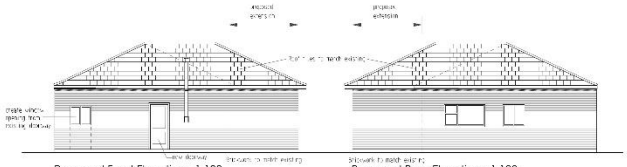
Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


FOR GUIDANCE ONLY. BOUNDARIES ARE APPROXIMATE AND MUST BE VERIFIED BY A QUALIFIED SURVEYOR OR LEGAL REPRESENTATIVE
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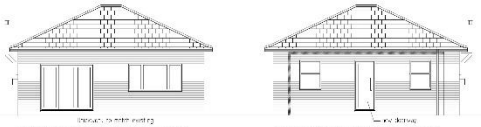


Proposed Ground Floor Plan 1:100



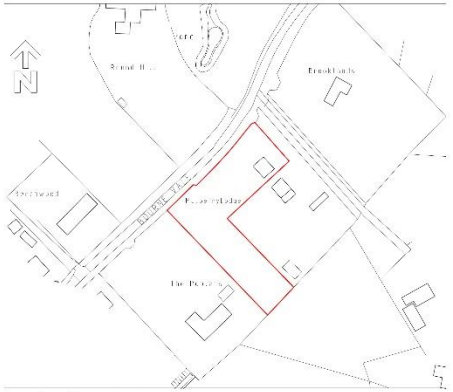
Proposed Front Elevation - 1:100

Proposed Rear Elevation - 1:100

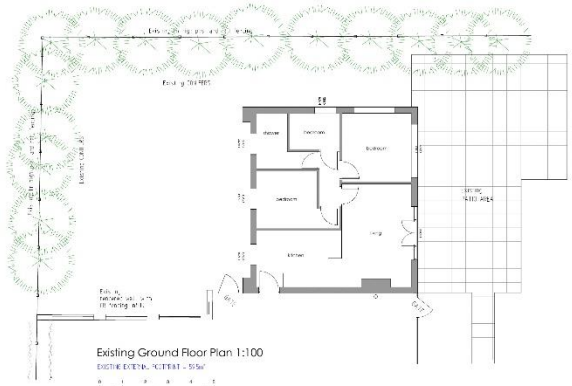


Proposed Side Elevation - 1:100

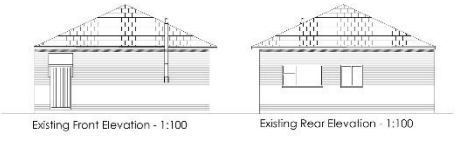
Proposed Side Elevation - 1:100



Location Plan
1:1250



Existing Ground Floor Plan 1:100



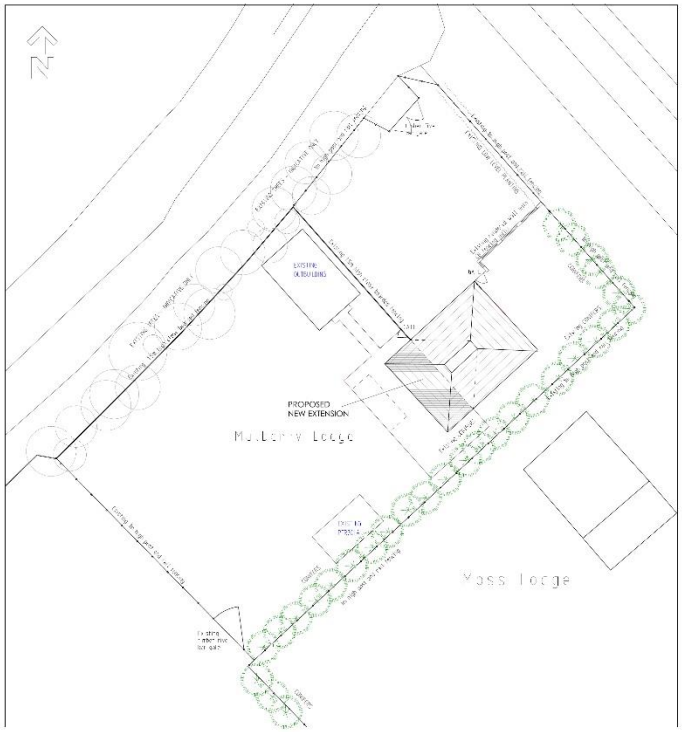
Existing Front Elevation - 1:100

Existing Rear Elevation - 1:100



Existing Side Elevation - 1:100

Existing Side Elevation - 1:100



BLOCK PLAN - 1:200

Client:		Rev: Details: By / Chk: Date:	
		J Mason Associates	
Project: Proposed Extension to Mulberry Lodge Bournevale Walsall		[redacted]	
Stage:	Status:	Job Number: 2556	
Sheet Size: A1	Scale: 1:100 1:200 Date: 01.05.26	Drawing Title: EXISTING AND PROPOSED	
H&S HAZARDS: Significant hazards relative to the architectural design shown on this drawing have been assessed and highlighted with measurable skill and care using a warning triangle system. This drawing is to be read in conjunction with all other hazards/risks when have been identified and noted/ref'd in the construction phase H&S plan.		Drawing Number: 2556 - 5001	Revision: A

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All contractors and sub-contractors are responsible for taking and checking all dimensions relative to their work. Notify J Mason Associates immediately of any variation between drawings an site conditions. Where drawings are based on survey information received, surveys are available on request. All drawings to be read in conjunction with all relevant Structural and M&E Engineers drawings and specifications.

Planning permission has been granted, subject to conditions, to extend and reconfigure Mulberry Lodge's existing three-bedroom layout, creating larger bedrooms and a more spacious open-plan kitchen, dining and living area (see image). Full details and conditions are available online from Walsall Council's planning department under reference 26/0504.

Accommodation

Main residence

Gated Driveway Parking

Kitchen 12' 3" x 8' 0" (3.73m x 2.44m)

Lounge 14' 10" x 9' 11" (4.52m x 3.02m)

Inner Hallway

Bedroom One 9' 11" x 9' 9" (3.02m x 2.97m)

Bedroom Two 8' 7" x 8' 1" (2.61m x 2.46m)

Bedroom Three 7' 0" x 5' 1" (2.13m x 1.55m)

Shower Room 8' 7" (max) x 7' 11" (max) (2.61m x 2.41m)

Lodge Annex

Lodge Lounge 13' 7" x 15' 2" (4.14m x 4.62m)

Lodge Bedroom 10' 5" x 11' 4" (3.17m x 3.45m)

Walk In Wardrobe

Storage Cupboard





















Floor Plan

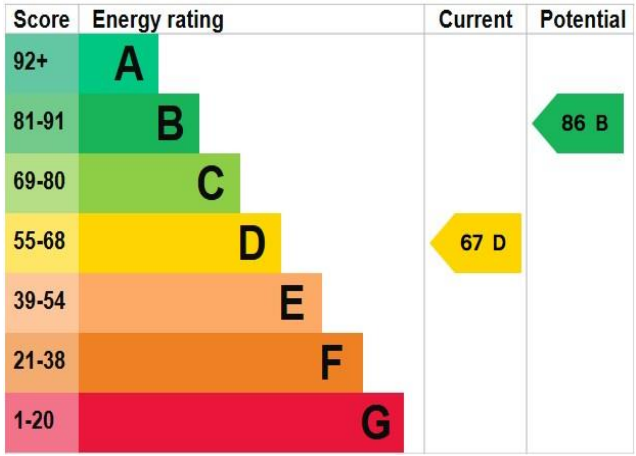
This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor

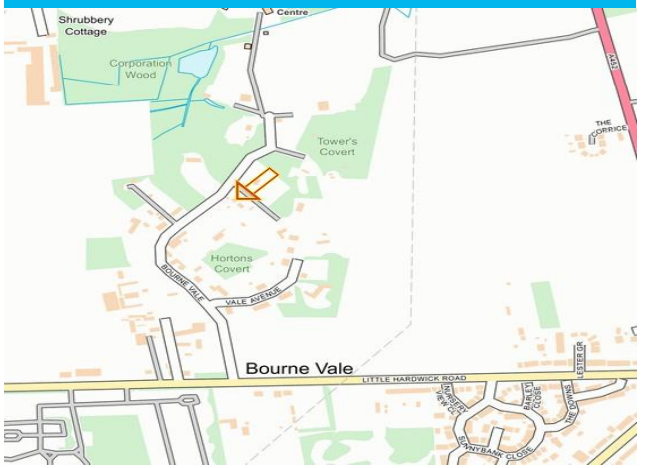


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating



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:

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.