



**RE/MAX**  
Elite



## **377 Harden Road, Walsall, WS3 1RR**

**£210,000**

FULLY RENOVATED THREE BEDROOM END-TERRACE FAMILY HOME FINISHED TO AN EXCEPTIONAL STANDARD

RE/MAX Elite are delighted to present this stunning three-bedroom end-terrace family home, extensively modernised and upgraded throughout by the current owners.

The property benefits from a spacious living room, contemporary kitchen with breakfast bar, conservatory, ground floor WC, three well-proportioned bedrooms and a stylish family bathroom. Externally, the property enjoys a beautifully landscaped rear garden designed for entertaining alongside an attractive low-maintenance front garden.

Recent improvements include new flooring throughout, bespoke fitted wardrobes, upgraded kitchen, new doors, skirting boards, radiator covers, landscaped front and rear gardens, new fencing, breakfast bar with storage and recently installed appliances.

Offering approximately 1,125 sq ft of accommodation, this exceptional home is ideal for families seeking stylish modern living in a move-in-ready property.

## GROUND FLOOR

### Entrance Hall

A welcoming entrance hall finished with contemporary herringbone flooring, modern décor and staircase rising to the first floor. Features bespoke radiator covers and quality internal doors throughout.

### Living Room 14'11" x 10'11" (4.57m x 3.34m)

A beautifully presented reception room featuring a bay window allowing excellent natural light, luxury flooring, bespoke media wall arrangement and contemporary styling creating the perfect family living space.

### Kitchen 18'0" x 8'11" (5.49m x 2.73m)

A stunning contemporary kitchen fitted with a range of modern wall and base units complemented by quality work surfaces. Incorporating integrated appliances, breakfast bar dining area with bespoke storage, gas hob, built-in oven and space for additional appliances. Kitchen installation benefits from approximately three years of warranty remaining.

### Ground Floor WC

Modern cloakroom fitted with low-level WC and wash hand basin.

### Conservatory 8'11" x 8'1" (2.73m x 2.47m)

Providing valuable additional reception space with pleasant views across the landscaped rear garden. An ideal space for relaxing, dining or entertaining.

## FIRST FLOOR

### First Floor Landing

Providing access to all bedrooms and family bathroom.

### Bedroom One 14'1" x 11'7" (4.31m x 3.54m)

An impressive principal bedroom benefiting from bespoke fitted wardrobes by Slide & Glide with approximately three years of warranty remaining. Generous proportions and stylish décor create a luxurious retreat.

### Bedroom Two 11'7" x 10'8" (3.55m x 3.26m)

A spacious double bedroom overlooking the front aspect with neutral décor and ample space for bedroom furniture.

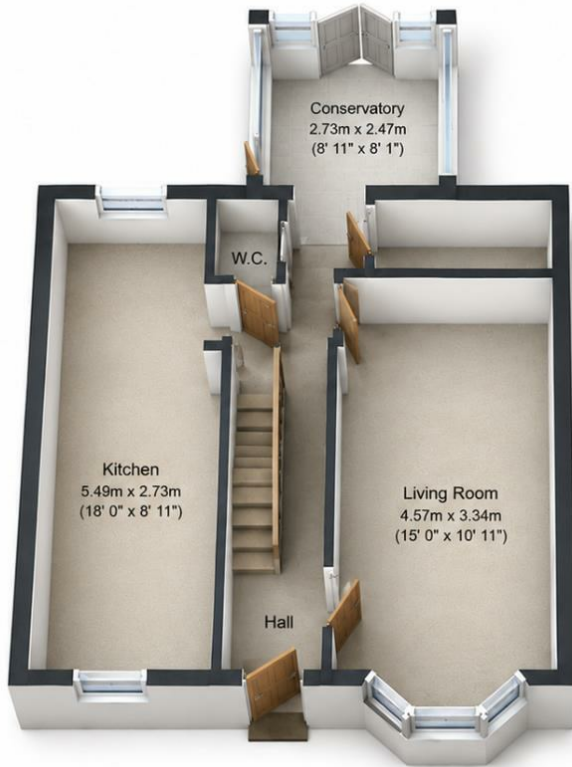
### Bedroom Three 11'3" x 6'0" (3.43m x 1.84m)

Currently presented as a nursery, offering flexibility as a child's bedroom, dressing room or home office.

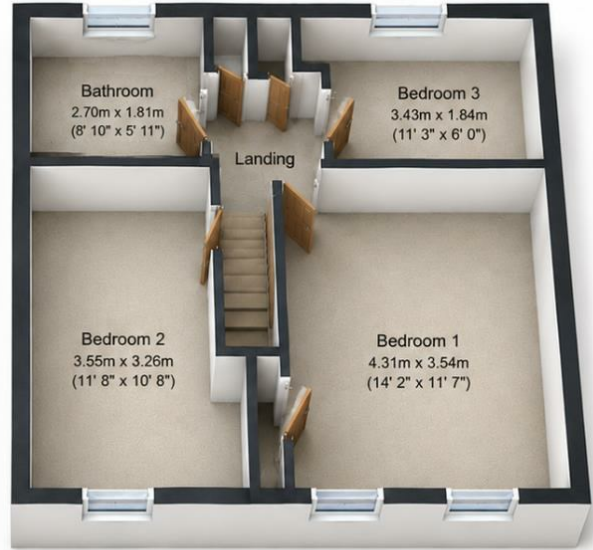
### Family Bathroom 8'10" x 5'11" (2.70m x 1.81m)

A stylish contemporary bathroom comprising a modern shaped bath with rainfall shower over and glazed screen, vanity wash hand basin, low-level WC, chrome heated towel rail and attractive tiled finishes throughout.

# Floor Plan



**Ground Floor**



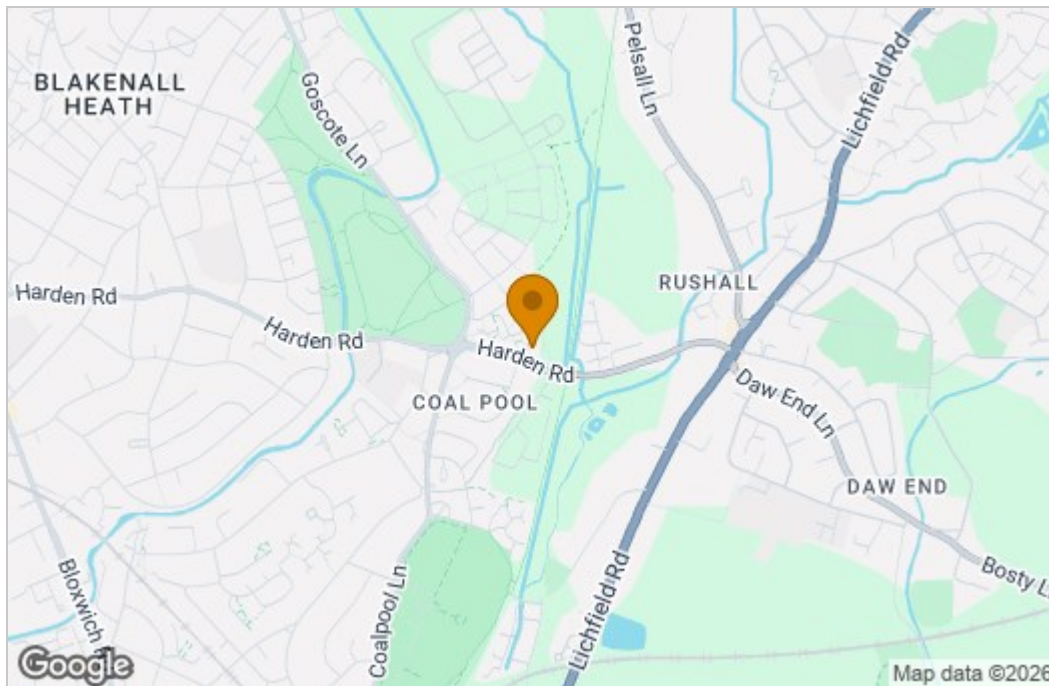
**First Floor**

Total floor area 104.5 m<sup>2</sup> (1,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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