



**RE/MAX**  
Elite



## **11 Sheridan Close, Walsall, WS2 9QQ**

**£145,000**

MODERN TWO BEDROOM BUNGALOW WITH PRIVATE GARDEN | NO CHAIN | FREEHOLD | RESIDENTS' PARKING

RE/MAX Elite are delighted to present this attractive two-bedroom bungalow, well-planned accommodation. The property benefits from a bright lounge with French doors opening onto the rear garden, a modern fitted kitchen, contemporary shower room, fitted wardrobes to the principal bedroom and an attractive private rear garden with patio. Offered with no onward chain, early viewing is highly recommended.

The property is freehold and forms part of a well-maintained residential development. An annual service charge of £959.25 (2026) is payable towards the upkeep and management of the communal gardens, buildings insurance, grounds maintenance, lighting of shared areas and the general maintenance of the development, helping to ensure the surroundings remain attractive and well cared for.

#### Entrance Foyer 3'1" x 10'3" (0.95m x 3.13m)

Welcoming entrance hallway providing access to the main accommodation with modern flooring, neutral décor and useful storage.

#### Hall 2'10" x 7'3" (0.87m x 2.21m)

Central hallway connecting all principal rooms, creating an easy-flowing layout ideal for single-level living.

#### Living Room 10'0" x 14'8" (3.06m x 4.49m)

A bright and spacious reception room featuring an attractive fireplace, ample space for lounge furniture and French doors opening directly onto the private rear garden, creating an excellent indoor-outdoor living space.

#### Kitchen 6'7" x 9'1" (2.01m x 2.79m)

Well-appointed fitted kitchen offering a range of wall and base units with generous worktop space, inset sink, appliance space and ample storage, finished in a timeless neutral style.

#### Primary Bedroom 7'11" x 14'3" (2.43m x 4.36m)

A generous double bedroom benefitting from extensive fitted wardrobes with mirrored doors, overhead storage and plenty of natural light.

#### Bedroom Two 7'11" x 7'6" (2.43m x 2.30m)

Ideal as a guest bedroom, home office or hobby room, offering flexibility to suit a variety of lifestyles.

#### Shower Room 4'9" x 5'8" (1.46m x 1.73m)

Stylish modern suite comprising a walk-in shower enclosure, vanity wash basin, low-level WC, illuminated mirror and attractive tiled flooring.

#### Outside

To the rear is a private enclosed garden with paved patio seating area, lawn and mature planting, providing a peaceful outdoor space for relaxing or entertaining. The development also benefits from attractive communal gardens and residents' parking.

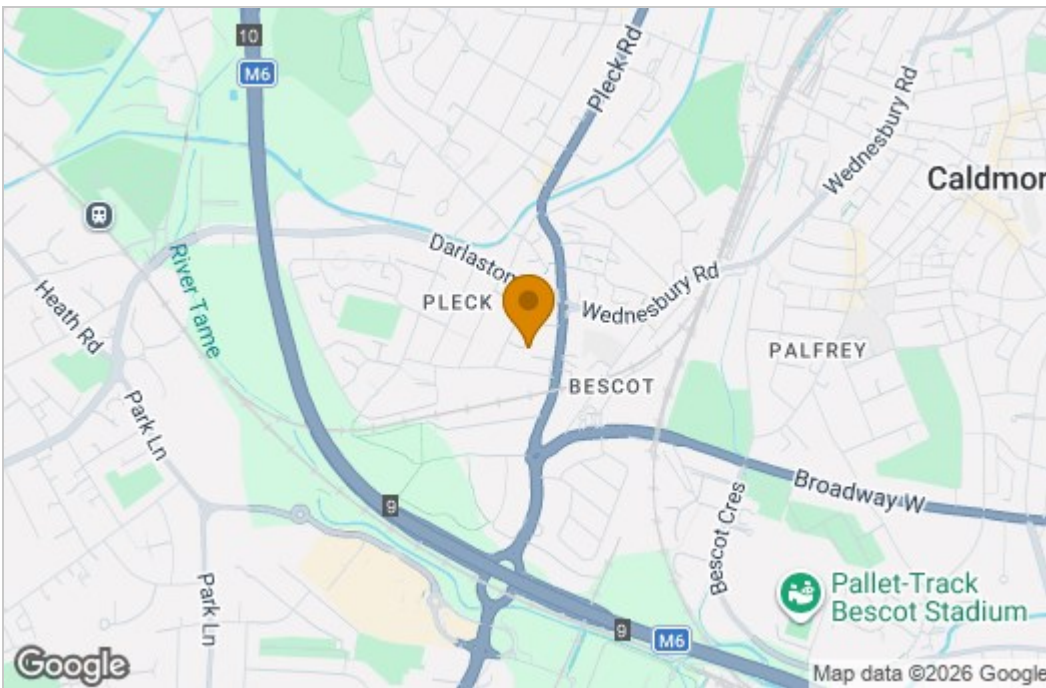
# Floor Plan



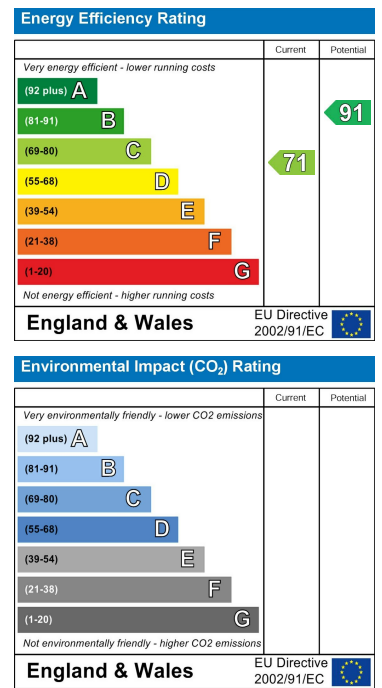
**TOTAL: 45 m<sup>2</sup>**  
 1st floor: 45 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



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