Brookland Road | Walsall | WS9 9LY

Offers Over £375,000

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Summary

Don't judge a book by its cover - This deceptively spacious and highly versatile three/four bedroom detached dormer bungalow offers far more accommodation than first meets the eye. Cherished by the current owners for over 40 years, this superb home has been thoughtfully maintained and provides flexible living space to suit families, downsizers and those seeking ground floor accommodation without compromising on space.

The property is welcomed by an impressive entrance hallway leading to three well proportioned ground floor bedrooms, two of which are generous doubles overlooking the front aspect, while the third offers excellent flexibility as a bedroom, study or hobby room. A spacious family bathroom is complemented by a separate shower cubicle, providing practicality for modern family living.

To the rear of the property is the outstanding full width living/room, creating a superb entertaining space with bi fold doors opening onto the rear garden and allowing an abundance of natural light to flood the room. The adjoining refitted contemporary kitchen features stylish handleless units, integrated appliances and excellent storage, while a separate utility room provides additional workspace and direct access to the garden.

Key Features

- DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM DETACHED DORMER BUNGALOW - CHERISHED FAMILY HOME FOR OVER 40 YEARS
- VERSATILE ACCOMMODATION IDEAL FOR GROWING FAMILIES OR DOWNSIZERS
- FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE & EN-SUITE BATHROOM TO THE LOFT ROOM
- MODERN EXTENDED REFITTED KITCHEN AND SEPARATE UTILITY ROOM
- BEAUTIFULLY MAINTAINED THROUGHOUT & LOVELY ESTABLISHED REAR GARDEN
- DON'T JUDGE A BOOK BY ITS COVER – MUST BE VIEWED TO BE FULLY APPRECIATED ITS SIZE
- THREE GROUND FLOOR BEDROOMS & FIRST FLOOR LOFT CONVERSION OFFERING A FOURTH BEDROOM OR ADDITIONAL SITTING ROOM
- FULL WIDTH LOUNGE/DINING ROOM TO REAR
- DETACHED REAR GARAGE & AMPLE DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VIEWING ESSENTIAL - CALL WEBBS ALDRIDGE TODAY ON 01922 288800!!

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM
27'10"/16'7" x 11'11"/7'8" (8.50m/5.08m x 3.64m/2.36m)

REFITTED KITCHEN
17'4"(max)/9'6"(min) x 9'8"(max)5'10"(min) (5.29m(max)/2.90m(min) x 2.96m(max)1.79m(min))

UTILITY ROOM
5'11" x 5'9" (1.82m x 1.76m)

MASTER BEDROOM
13'9" x 16'2"(max)/14'1"(min) (4.21m x 4.94m(max)/4.30(min))

BEDROOM TWO
12'0"x 11'11" (3.67mx 3.64m)

BEDROOM THREE
7'11" x 7'1" (2.43m x 2.18m)

BATHROOM WITH SEPARATE SHOWER CUBICLE

FIRST FLOOR BEDROOM FOUR/LIVING AREA
20'0" x 16'11" (6.12m x 5.18m)

ENSUITE BATHROOM

Identification Checks

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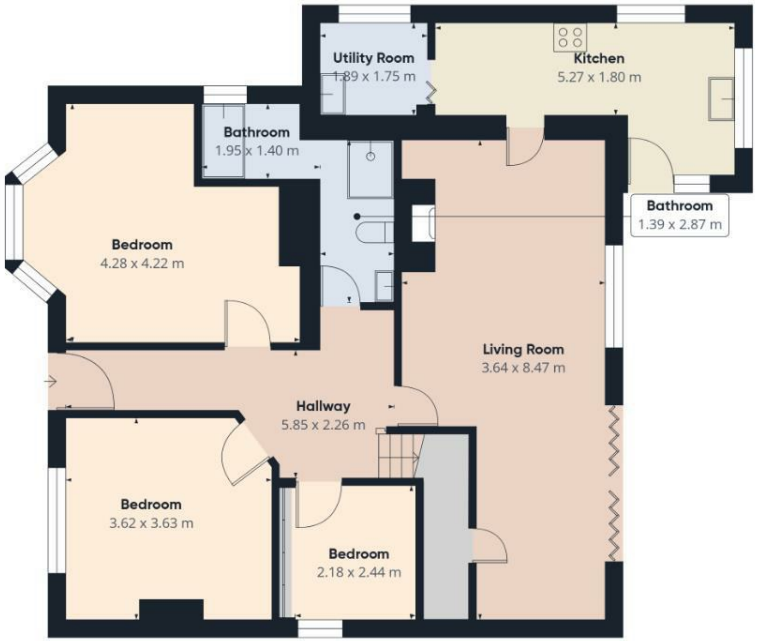

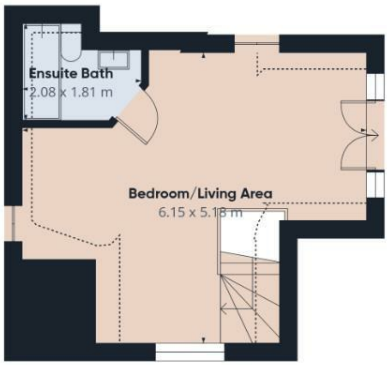

Approximate total area(1)
120.4 m²
Reduced headroom
4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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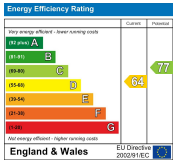

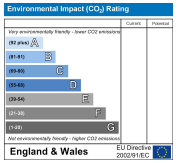

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