



**RE/MAX**  
Elite



**43 Ashtree Road, Walsall, WS3 4LR**  
**Offers in excess of £220,000**

**IDEAL INVESTMENT OR FAMILY HOME WITH FLEXIBLE FIVE ROOM ACCOMMODATION AND LARGE REAR GARDEN**

A recently refurbished semi-detached property offering spacious and versatile accommodation across two floors, modern interiors, two shower rooms, and a generous rear garden. The property is currently arranged with five bedrooms due to its previous HMO configuration; however, the additional rooms can easily be repurposed as a living room, home office, playroom, second reception room, or dressing room to suit a buyer's individual needs.

## GROUND FLOOR

### Entrance Porch 4'2" x 2'1" (1.28m x 0.65m)

A useful enclosed entrance porch providing access into the property and additional space for coats and shoes.

### Foyer 6'9" x 3'8" (2.06m x 1.12m)

Welcoming entrance foyer leading into the main accommodation with staircase access to the first floor.

### Hallway 5'4" x 6'1" (1.64m x 1.87m)

Internal hallway connecting the ground floor rooms.

### Open Plan Kitchen/Living Room 14'6" x 12'1" & 10'1" x 12'7" (4.43m x 3.69m & 3.09m x 3.84m)

A bright and spacious open-plan living area with modern fitted kitchen comprising matching wall and base units, integrated oven and hob, stainless steel sink, ample worktop space, and room for appliances. The living space offers excellent versatility for relaxing and entertaining.

### Ground Floor Bedroom One (Primary Bedroom) 7'9" x 7'6" (2.37m x 2.29m)

Well-proportioned ground floor bedroom featuring neutral décor, radiator, and front-facing window allowing natural light.

### Ground Floor Bedroom Two 10'4" x 6'11" (3.16m x 2.11m)

A further generous bedroom overlooking the rear garden, ideal as a guest room, office, or additional family bedroom.

### Ground Floor Shower Room 5'11" x 4'8" (1.81m x 1.43m)

Modern shower room fitted with walk-in shower, WC, wash basin, contemporary wall panelling, and chrome fittings.

## FIRST FLOOR

### First Floor Landing 8'7" x 4'11" (2.63m x 1.50m)

Providing access to all first-floor accommodation.

### First Floor Bedroom Three 9'6" x 7'4" (2.91m x 2.24m)

A bright and comfortable bedroom with rear-facing window and space for bedroom furnishings.

### First Floor Bedroom Four 5'4" x 10'5" (1.63m x 3.20m)

Additional single bedroom suitable for a child's room, dressing room, or home office.

### First Floor Bedroom Five 5'10" x 15'9" (1.80m x 4.82m)

An extended spacious bedroom offering excellent floor space and flexibility.

### First Floor Shower Room 4'11" x 8'4" (1.52m x 2.56m)

Stylishly finished shower room featuring enclosed shower cubicle, vanity sink unit, WC, heated towel rail, and modern marble-effect wall finishes.

### Outside

To the rear is a substantial private garden featuring a paved patio area leading to lawn space, offering excellent outdoor entertaining potential and room for landscaping improvements. To the front is a driveway area providing off-road parking potential subject to configuration.

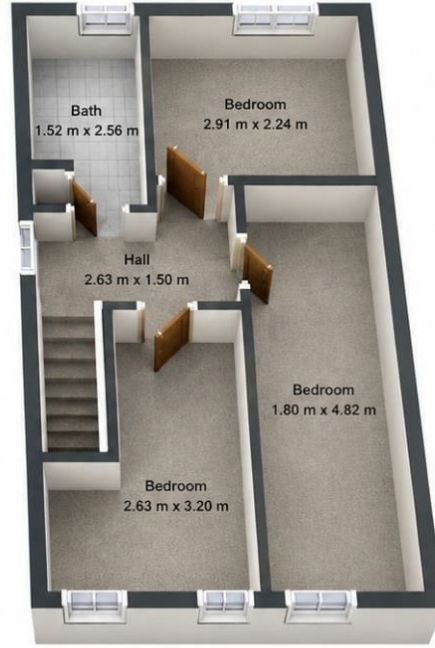
### Important Information

The property was previously configured and used as a HMO. Due to current Article 4 restrictions, the property may now only be used as a single residential dwelling unless the necessary planning consent is obtained from the local authority.

# Floor Plan



1st Floor



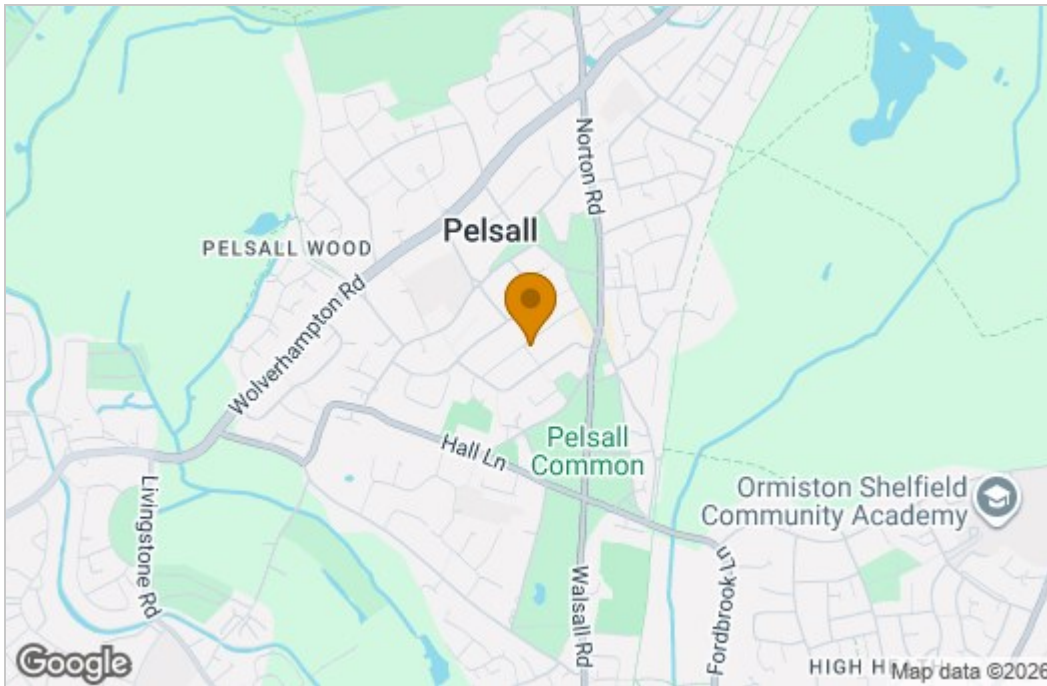
2nd Floor



**TOTAL: 73 m<sup>2</sup>**  
 1st floor: 41 m<sup>2</sup>, 2nd floor: 32 m<sup>2</sup>  
 EXCLUDED AREAS: SCREENED PORCH: 1 m<sup>2</sup>, WALLS: 8 m<sup>2</sup>

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

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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