



Wharwell Lane,  
Walsall, WS6 6ET

Offers in the Region Of £350,000

**Charming Detached Bungalow with Exceptional Gardens** A beautifully maintained two-bedroom detached bungalow set within stunning landscaped gardens, offering spacious and versatile accommodation in a peaceful residential setting. **Introduction** Occupying an enviable position within a quiet and well-established location, this attractive detached bungalow presents a rare opportunity to acquire a home that has been lovingly cared for and thoughtfully arranged, both inside and out.

Combining well-proportioned living space, practical layout, and truly impressive gardens, the property is ideally suited to those seeking comfortable single-storey living with the benefit of generous outdoor space. Accommodation A welcoming entrance leads into a central hallway, providing access to all principal rooms. The living room is a particularly appealing space, generous in size and filled with natural light from large windows overlooking the garden. A feature fireplace with inset stove creates a warm focal point, making this an ideal room for both relaxation and entertaining. The kitchen is well-appointed with a range of fitted units and work surfaces, offering ample storage and preparation space. There is room for casual dining, and the layout is both practical and functional. A separate utility room provides additional convenience and space for appliances.

Leading from the kitchen, the conservatory offers a delightful additional reception area, perfectly positioned to enjoy uninterrupted views of the garden throughout the year. There are two well-proportioned bedrooms, both offering comfortable accommodation with space for furnishings. The bathroom is fitted with a suite comprising bath, wash basin and WC. Outside

The property is set within beautifully landscaped gardens, which are undoubtedly a key feature of this home. To the rear, the garden has been thoughtfully designed to create a series of distinct and inviting areas. Expansive lawned sections are complemented by mature trees, established shrubs and well-stocked borders, providing colour and interest throughout the seasons.

A charming ornamental pond forms an attractive focal point, while patio and seating areas offer ideal spaces for outdoor dining and entertaining. Meandering pathways guide you through the various sections of the garden, leading to dedicated vegetable growing areas and additional features that enhance both its practicality and overall appeal. The gardens offer a high degree of privacy and provide a tranquil outdoor retreat, perfect for keen gardeners or those who simply enjoy spending time outdoors.

To the front, the property benefits from a driveway providing off-road parking, along with access to a garage, ensuring practicality alongside its attractive appearance.

This property offers an excellent balance between comfortable indoor living and exceptional outdoor space. Whether enjoying a quiet morning in the conservatory, entertaining guests in the garden, or relaxing by the fire, this home provides a wonderful environment for everyday living. **Conclusion** A property of this nature, with such well-maintained accommodation and outstanding gardens, is rarely available. Offering both immediate enjoyment and future potential, this delightful bungalow is sure to appeal to a wide range of buyers. Early viewing is highly recommended.



**Entrance Porch**

**Entrance Hall**

**Living Room 17' 8" x 15' 4" Max into bay (5.38m x 4.67mMax into bay)**

**Kitchen 12' 1" x 11' 4" (3.68m x 3.45m)**

**Utility room**

**Bedroom 1 15' 1" x 12' 1"Max (4.59m x 3.68m Max)**

**Bedroom 2 10' 10" x 9' 3" (3.30m x 2.82m)**

**Shower Room**

**Conservatory 8' 1" x 5' 9" (2.46m x 1.75m)**

**Outside**

**Driveway**

**Fore Garden**

**Garage 21' 2" x 9' 7" (6.45m x 2.92m)**

**Car Port**

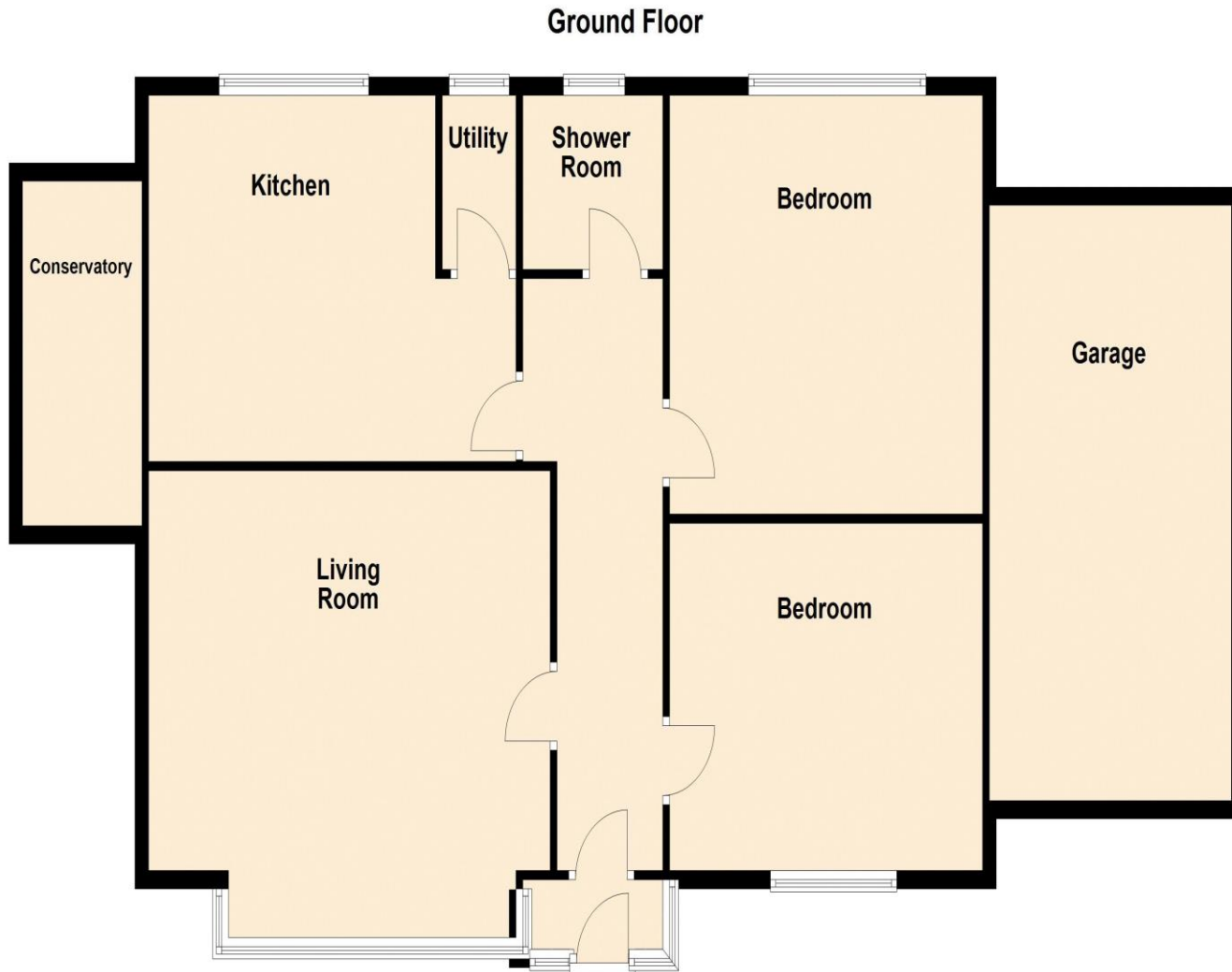
**Substantial Rear Garden**





# Floor Plan

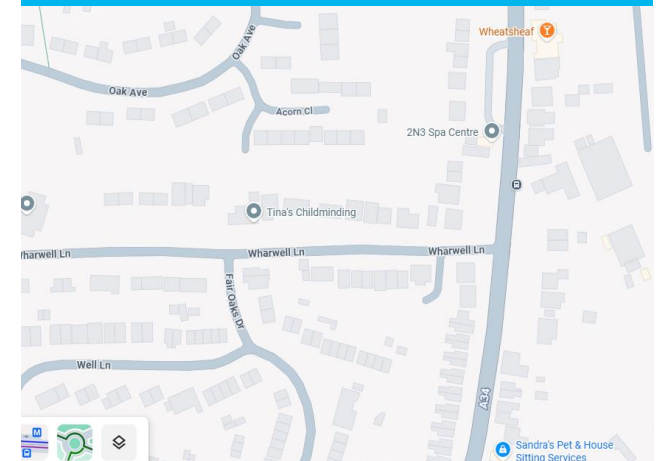
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

## Map Location







**Agent's Note:**

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