



Beechtree Road, Walsall Wood
Walsall, WS9 9LW

Offers in the Region Of £450,000

A Distinctive Detached Family Home Designed for Modern Living and Entertaining

Set behind an expansive block-paved driveway, this impressive three-bedroom detached residence combines generous accommodation, individual styling and exceptional entertaining spaces to create a truly memorable family home.

The welcoming entrance hall immediately introduces the property's striking interior design and provides access to two beautifully appointed reception rooms. The principal lounge combines rich colour tones with a feature fireplace, timber-panelled chimney breast and attractive bay window, creating a warm and inviting space in which to relax. The second reception room offers a contrasting contemporary feel, centred around a bespoke media wall with illuminated display alcoves and an inset fire. This versatile room is equally suited as a formal sitting room, cinema room or comfortable family space. At the heart of the home is the outstanding open-plan kitchen and dining room. Designed for both everyday family life and entertaining, it features distinctive fitted cabinetry, extensive timber work surfaces and a substantial central island incorporating an integrated hob and seating. Statement lighting adds further character, while the adjoining dining area provides an ideal setting for family meals and social occasions. Bi-folding doors open from the kitchen directly onto the rear garden, allowing the indoor and outdoor spaces to flow seamlessly together. A separate utility room provides valuable practicality, while a stylish ground-floor shower room completes the accommodation on this level.

Upstairs, the spacious landing leads to three well-proportioned bedrooms, including two generous double rooms. Each bedroom is individually presented, with the principal bedroom offering a particularly calm and comfortable retreat. A modern shower room with contemporary fittings serves the first floor.

The exterior is every bit as impressive as the accommodation within. The extensive driveway provides ample off-road parking and complements the attractive rendered frontage.

To the rear, the landscaped garden has been carefully designed for low-maintenance enjoyment. Attractive tiled seating areas are combined with artificial lawn and established planting to create an appealing outdoor setting. The exceptional covered entertainment area forms the garden's centrepiece, incorporating a fitted bar, television and comfortable seating space—perfect for hosting friends, enjoying summer evenings or relaxing throughout the year.

Beautifully presented and filled with individual character, this outstanding home offers a superb combination of style, space and versatility.

Viewing is essential to fully appreciate everything it has to offer.



Lounge 3.71m (12'2") x 3.66m (12')

Entrance Hall 4.97m (16'4") x 1.83m (6')

Living Room 3.71m (12'2") x 3.63m (11'11")

Shower Room 3.35m (11') x 1.37m (4'6")

Kitchen/Dining Room 6.22m (20'5") x 5.59m (18'4")

Utility 2.59m (8'6") x 1.30m (4'3")

Bedroom 3 3.12m (10'3") x 2.00m (6'7")

Shower Room 2.67m (8'9") x 2.03m (6'8")

Bedroom 2 3.71m (12'2") x 3.66m (12')

Landing 4.97m (16'4") x 1.83m (6')

Bedroom 1 3.71m (12'2") x 3.68m (12'1")

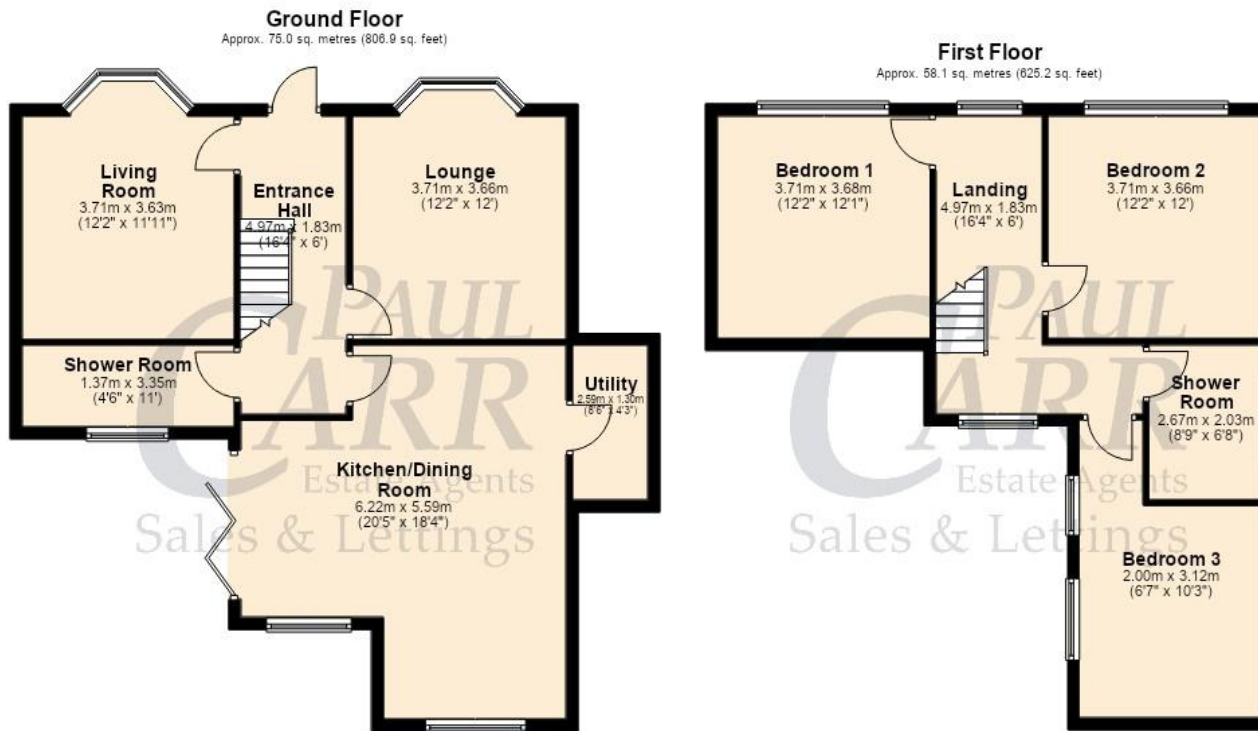




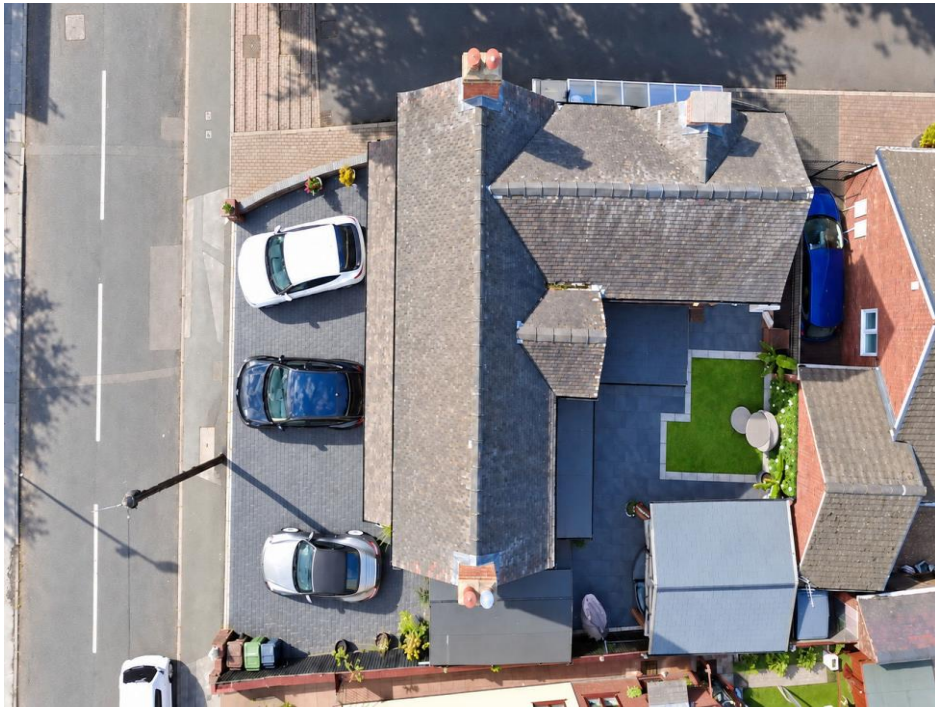
Floor Plan

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

Energy Performance Rating



Map Location





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.