



Birmingham Road
Walsall WS5 3NX

for sale
£750,000



Property Description

An exceptional five-bedroom detached family residence occupying a generous plot on the popular Birmingham Road, this impressive detached family home offers an abundance of character, space and potential. Retaining many beautiful original features, the property presents a rare opportunity for discerning buyers to create a truly magnificent forever home. The accommodation comprises two elegant reception rooms, ideal for both formal entertaining and every day family living. The property offers five bedrooms, including a spacious loft room occupying the second floor and study. The generous layout provides ample scope to reconfiguration or enhance to suit modern lifestyle. The home's most outstanding features is its magnificent rear garden. Beautifully established and offering a wonderful sense of privacy, the garden has been significantly enhanced by the addition of extra land known as The Meadow, which extends to 0.3 Acres, creating an exceptional outdoor space ideal for families. Situated in a highly sought after residential location, close to excellent schools and amenities, this is a rare opportunity to acquire a detached home of considerable character and potential in one of the area's most desirable settings. Viewing is highly recommended to appreciate the possibilities this wonderful family home has to offer. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Approach Via

An extensive front garden, which creates an impressive sense of arrival and enhances the home's attractive kerb appeal. Predominantly laid to lawn and bordered by mature trees and established planting, the frontage retains an opening and welcoming aspect. A driveway provides ample off road parking with gated side access to the rear garden.

Entrance Hall

Having stairs rising to first floor, two storage cupboards, radiator and doors to:

Front Reception Room

Having a double glazed bay window to the front, feature fire place and radiator.

Rear Reception Room

Having double glazed sliding doors to rear, two radiators, wall light points and feature brick fire place.

Breakfast Kitchen

Having double glazed sliding door to rear, two radiators, fitted base units with work tops over, cooker point, stainless steel sink and drainer, single glazed window to rear and door to:

Utility

Having single glazed door to side, sink and drainer and door to garage.

Guest W.C

Having low level w.c.



First Floor

Landing

Having stain glassed window to the front, stairs rising to second floor and doors to:

Bedroom One

Having a double glazed bay window to the front, two radiators and door to:

Dressing Room

Having stain glassed window to the front and window to the side, fitted wardrobes, dressing table and door to:

Bathroom

Having stain glassed window to the side, bath with shower over, low level w.c, wash hand basin, complementary tiling, radiator and door to:

Study

Having a double glazed window to the rear, radiator and door to:

Bedroom Two

Having single glazed window to the rear, wash hand basin and radiator.

Bedroom Three

Having a single glazed window to the rear, fitted wardrobes and radiator.

Bedroom Four

Having a single glazed window to front and radiator.

Bathroom

Having a single glazed window to the rear, bath, wash hand basin and storage cupboard.

Separate W.C

Having a single glazed window to the side and low level w.c.

Second Floor

Bedroom Five

Having single glazed windows to the rear, two storage cupboard and radiator.

Outside

The extensive rear garden is a particular feature of the property enjoying a generous plot with additional land to the side that offers excellent potential for further landscaping or simply additional outside space, Predominantly laid to lawn, the garden is bordered by a wonderful array of mature trees, shrubs and well established planting creating a high degree of privacy and a beautiful green back drop throughout the seasons. There is direct access from the garden into the side conservatory leading to additional storage space. A truly impressive outdoor space that compliments the proportions of the house perfectly.

Additional Notes

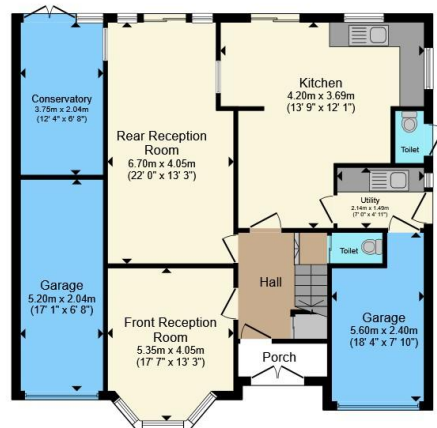
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you fell this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

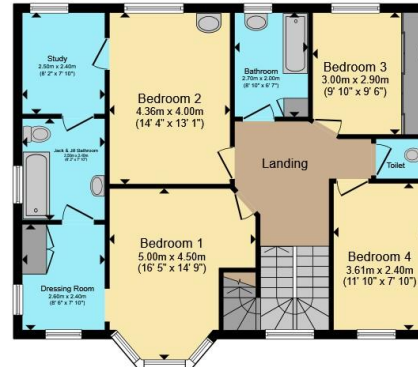








Ground Floor



First Floor



Second Floor

Total floor area 209.2 m² (2,252 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: D Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WSL319050



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL319050 - 0003