



10 Brook Meadow Road, Shelfield
Walsall, WS4 1TL

Offers in the Region Of £385,000

Ground Floor The property is entered via a welcoming porch leading into the entrance hall with stairs rising to the first floor. To the front of the property is a generous study, ideal for home working, alongside a spacious lounge featuring a bay window and gas fireplace. A separate dining room opens into the conservatory, creating an excellent space for entertaining and family living, with French doors providing access to the rear garden. The fitted kitchen offers a range of wall and base units, an integrated electric hob and oven, one and a half bowl sink with drainer and mixer tap over, useful understairs storage and access to the utility room. The utility provides additional appliance space and direct access to the garden, while a convenient guest WC completes the ground floor accommodation.

First Floor The first floor comprises four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room. Bedroom two also features a built-in wardrobe, while bedroom four includes a useful storage cupboard. Completing the accommodation is the family bathroom, fitted with a bath with shower over, wash hand basin, low flush WC and heated chrome towel rail.

Exterior To the front, the property benefits from a block paved driveway providing off-road parking for multiple vehicles, complemented by a decorative gravel feature and gated side access to the rear. The beautifully maintained rear garden enjoys a slabbed patio seating area leading onto a neatly kept lawn, with an attractive collection of potted plants, mature shrubs and secure boundary fencing, creating an ideal space for outdoor dining, entertaining and family enjoyment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.

Services Connected: Gas, Electric, Drainage & Water

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014

or via Aldridge@paulcarrestateagents.co.uk



Entrance Porch

Hallway

Study 7' 2" x 5' 8" (2.18m x 1.73m)

Lounge 13' 7" x 13' 1" (4.14m x 3.98m)

Dining Room 9' 7" x 8' 9" (2.92m x 2.66m)

Kitchen 9' 5" x 9' 5" (2.87m x 2.87m)

Conservatory 7' 9" x 8' 8" (2.36m x 2.64m)

Utility room 5' 5" x 6' 3" (1.65m x 1.90m)

Guest WC 3' 1" x 5' 5" (0.94m x 1.65m)

First Floor Landing

Bedroom One 13' 1" x 9' 8" (3.98m x 2.94m)

En-suite 4' 3" x 7' 4" (1.29m x 2.23m)

Bedroom Two 9' 2" x 9' 2" (2.79m x 2.79m)

Bedroom Three 9' 1" x 8' 1" (2.77m x 2.46m)

Bedroom Four 8' 4" x 7' 2" (2.54m x 2.18m)

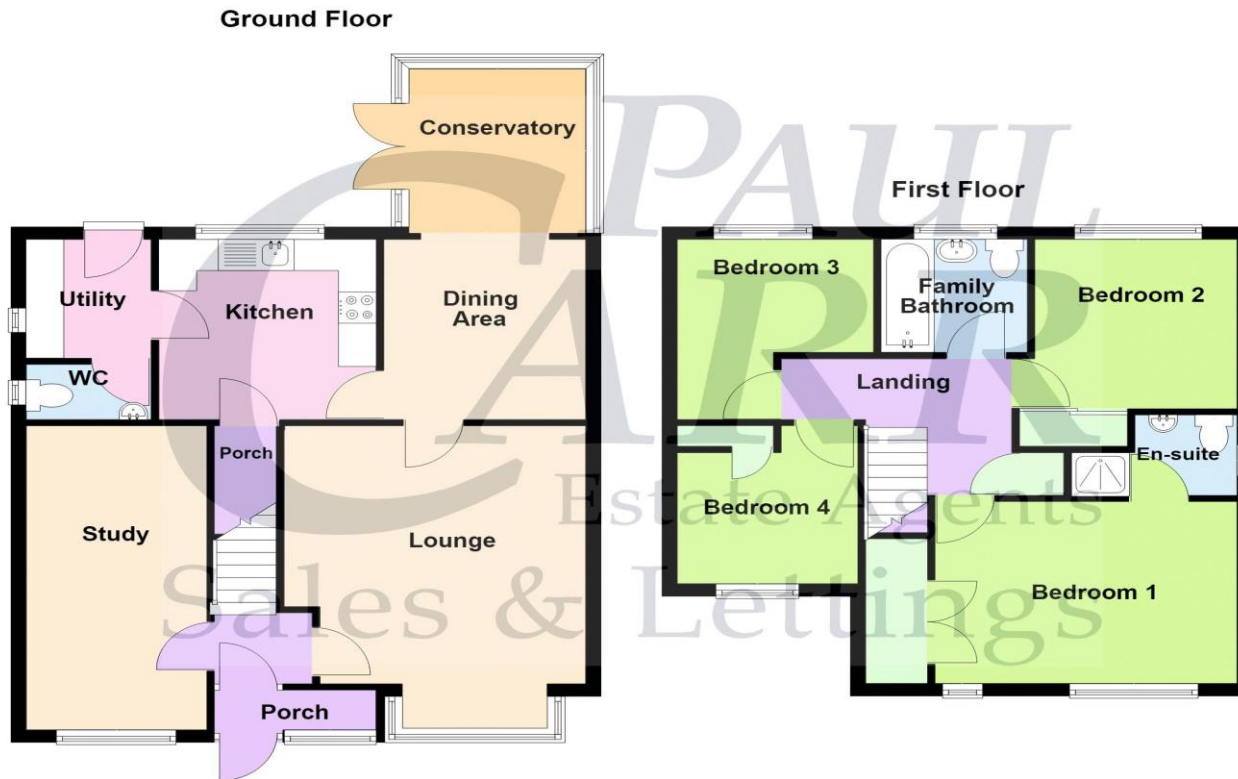
Family Bathroom 6' 4" x 6' 0" (1.93m x 1.83m)





Floor Plan

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

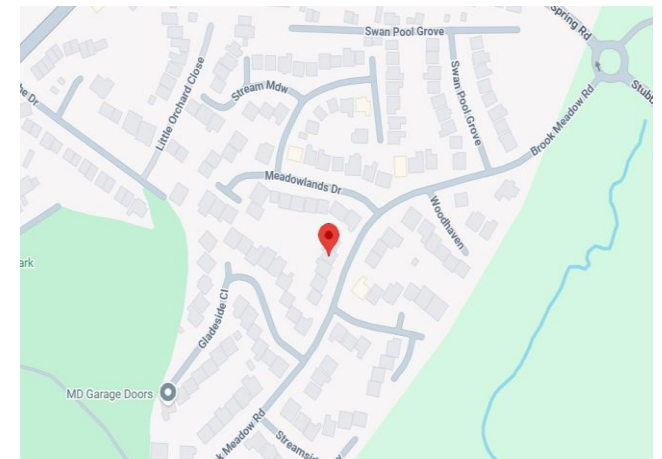


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

**NEW
INSTRUCTION -
AWAITING EPC**

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.