96 Well Lane, Walsall, WS3 1JR

£225,000

SPACIOUS THREE BEDROOM FAMILY HOME WITH MODERN KITCHEN, LARGE DRIVEWAY & GENEROUS REAR GARDEN – WS3

This beautifully presented three-bedroom family home offers spacious living accommodation, a modern recently installed kitchen, two bathrooms, and a large private rear garden. The property benefits from a generous driveway providing off-road parking and well-proportioned rooms throughout, making it an ideal home for families or first-time buyers looking for both comfort and practicality.

Inside, the home features a bright and spacious living room, a stunning contemporary kitchen with ample storage and workspace, and stylish bathrooms finished to a modern standard. Upstairs offers three well-sized bedrooms along with a family bathroom.

Externally, the property boasts a substantial rear garden with patio area, lawn, and a useful outbuilding perfect for storage, hobbies, or potential workspace.

This fantastic property combines space, modern upgrades and a convenient location close to local amenities, schools and transport links.

ROOM BREAKDOWN

Entrance Foyer 6'9" m x 4'4" m (2.06 m x 1.33 m)
Welcoming entrance space providing access to the main living areas and staircase to the first floor.

Hallway 5'2" m x 3'4" m (1.59 m x 1.04 m)
Connecting hallway leading through to the living room and ground floor shower room.

Living Room 14'0" m x 19'2" m (4.29 m x 5.85 m)
A spacious and comfortable main living area featuring plenty of natural light and ample room for both seating and entertainment space. Ideal for relaxing or hosting guests.

Kitchen 12'4" m x 20'0" m (3.76 m x 6.10 m)
A beautifully presented modern kitchen recently installed, offering sleek cabinetry, extensive worktop space, integrated cooking appliances and ample storage. The room also provides direct access to the rear garden.

Ground Floor Shower Room 5'6" m x 6'11" m (1.68 m x 2.12 m)
Modern shower room fitted with walk-in shower enclosure, wash basin and WC with contemporary tiling.

FIRST FLOOR

Landing / Hall 4'9" m x 2'11" m (1.45 m x 0.90 m)
Providing access to all bedrooms and the family bathroom.

Primary Bedroom 14'1" m x 8'7" m (4.30 m x 2.64 m)
Generously sized double bedroom featuring large windows allowing natural light and space for wardrobes and bedroom furniture.

Bedroom Two 10'2" m x 6'11" m (3.11 m x 2.12 m)
Good sized bedroom suitable as a guest room, children's room or home office.

Bedroom Three 7'7" m x 8'10" m (2.32 m x 2.71 m)
A versatile third bedroom ideal for a child’s bedroom, nursery or study.

Family Bathroom 8'5" m x 6'6" m (2.59 m x 2.00 m)
Stylish bathroom fitted with a bathtub, wash basin and WC with modern finishes.

OUTSIDE

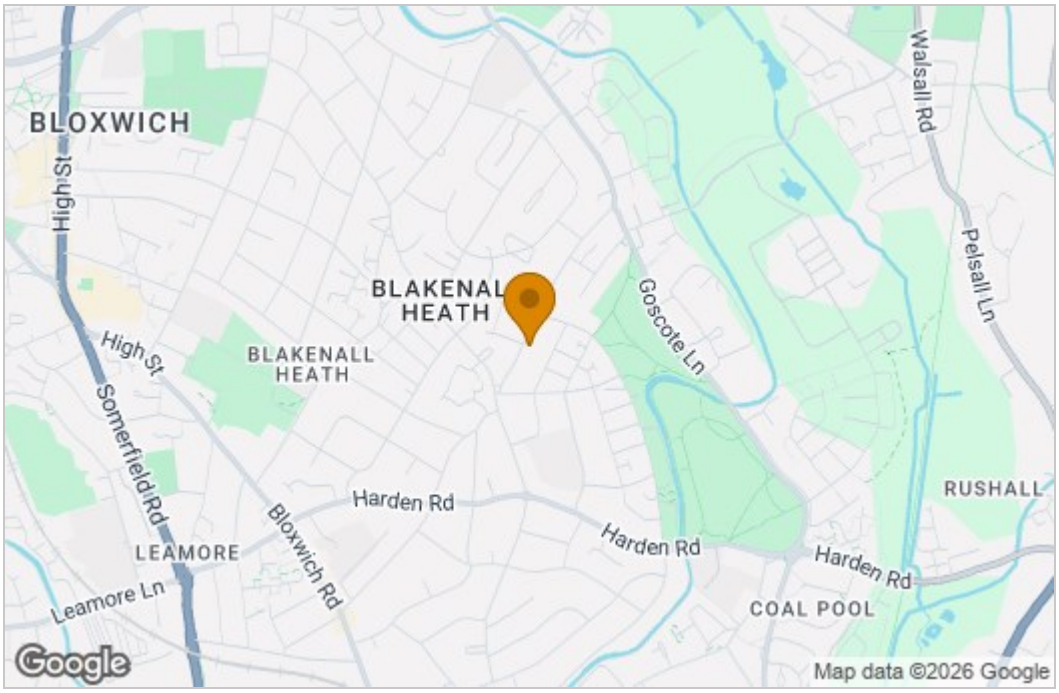
Front
Large paved driveway providing off-road parking for multiple vehicles.

Rear Garden
Generous private rear garden featuring lawn, patio seating area, decorative pathway and a useful outbuilding ideal for storage, workshop or hobby space.

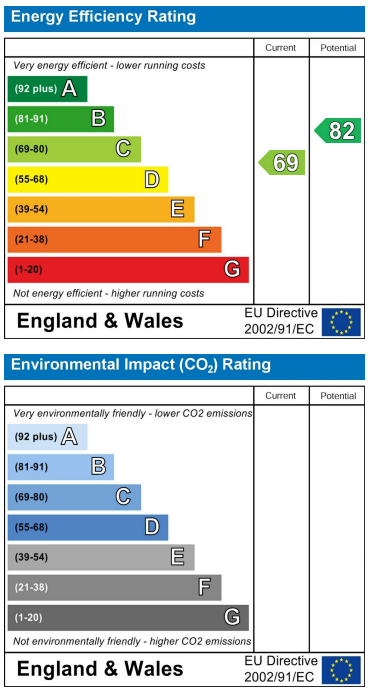
Floor Plan

TOTAL: 89 m²
1ST FLOOR: 55 m², 2ND FLOOR: 34 m²
EXCLUDED AREAS: BAY WINDOW: 1 m², WALLS: 10 m²

Area Map



Energy Efficiency Graph



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