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117 Castle Road, Walsall Wood, WS9 9BZ
Asking Price £460,000

A truly individual and exceptional family home, this substantially extended five-bedroom semi-detached property occupies a desirable position along one of Walsall Wood's most sought-after roads. Offering an impressive amount of living space, the property has been meticulously maintained and beautifully presented throughout, providing generously proportioned, light and airy accommodation perfectly suited to modern family living. The accommodation comprises, in brief: porch, entrance hall, spacious lounge, conservatory, modern breakfast kitchen, lobby, ground floor shower room, five bedrooms and a family bathroom. Of particular note is the superb, generously sized landscaped rear garden, providing a delightful setting for both relaxation and outdoor entertaining, whilst the exceptionally spacious gated driveway affords extensive multi-vehicle parking, further complemented by a good-sized garage. Additional benefits include double glazing and central heating (both where specified). Combining an exceptional amount of accommodation, superb presentation and impressive outside space, this is a rare opportunity to acquire a family home that stands apart from others in the area. An early internal viewing is essential to fully appreciate everything this beautiful property has to offer.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - To Follow

The Property Ombudsman

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117 Castle Road, Walsall Wood



Front



Lounge



Lounge



Lounge



Conservatory



Conservatory

117 Castle Road, Walsall Wood



Kitchen



Kitchen



Ground Floor Shower Room



Landing



Bedroom One



Bedroom Two

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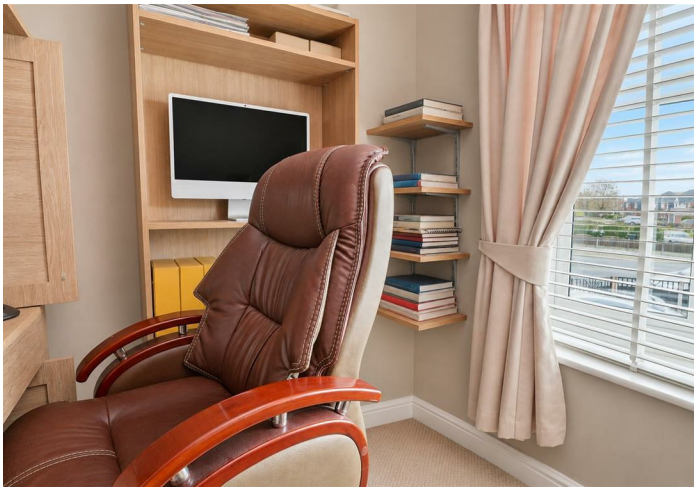
Bedroom Three



Bedroom Four



Bedroom Five



Bathroom



Garage



Rear Garden

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Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden

117 Castle Road, Walsall Wood

Walsall Wood
The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

Frontage
The property is approached via an extremely generous gated driveway which affords multi-vehicle off road parking and leads to door to:-

Porch
With tiled floor, uPVC double glazed window to the side and door to:-

Hall
With stairs rising to the first floor, central heating radiator and door to:-

Lounge
6.72 max exc bay x 4.21 max 3.51 min (22'0" max exc bay x 13'9" max 11'6" min)
With two central heating radiators, uPVC double glazed bay window to the front, feature integrated electric fire, door off to kitchen and archway to:-

Conservatory
4.42 max x 3.66 max (14'6" max x 12'0" max)
With laminate flooring, central heating radiator and french doors to the side to rear garden.

Modern Breakfast Kitchen
4.06 x 3.20 (13'3" x 10'5")
Being fitted with a range of modern and stylish eye and base level units with work surface over incorporating two stainless steel sink units, gas hob, oven, extractor hood, fridge, freezer, dishwasher, integrated scales, breakfast bar, built-in storage cupboard, tiled floor, tiled splashbacks, uPVC double glazed window to the rear and door to:-

Lobby
1.90 x 1.40 (6'2" x 4'7")
With tiled floor, uPVC double glazed french doors to the side, door to garage and door to:-

Shower Room
Having a modern suite comprising corner shower cubicle with built-in shower, wash hand basin with storage under, low flush w.c, heated towel rail and frosted uPVC double glazed window to the rear.

Garage
4.71 x 4.36 (15'5" x 14'3")
With work surfaces, plumbing for appliance, frosted uPVC double glazed window to the side and electric shutter style door to the front.

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First Floor Landing
With doors off to:-

Bedroom One
4.30 x 3.47 (14'1" x 11'4")
With central heating radiator and uPVC double glazed window to the front.

Bedroom Two
3.26 min exc wardrobe x 3.18 max (10'8" min exc wardrobe x 10'5" max)
With central heating radiator, fitted wardrobe with sliding doors and uPVC double glazed window to the rear.

Bedroom Three
3.42 max x 3.30 max (11'2" max x 10'9" max)
With central heating radiator and uPVC double glazed window to the front.

Bedroom Four
3.13 x 2.59 (10'3" x 8'5")
With central heating radiator, built-in cupboard and uPVC double glazed window to the rear.

Bathroom
Having a modern and stylish suite comprising bath with rainfall shower over, wash hand basin with storage under, integrated low flush w.c, high level heated towel rail, tiled walls, tiled floor and frosted uPVC double glazed window to the rear.

Rear and Side
Having a block paved side and rear patio leading to generous landscaped rear garden with raised beds. Paved path leads to further block paved seating area to the rear and large timber shed.

TENURE - We understand the property is Freehold with vacant possession upon completion. This information has been provided by the seller and should be checked by your conveyancer before you proceed.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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All measurements are approximate and for display purposes only

