



54 Brookhouse Road,
Walsall, WS5 3AD

£500,000

£500,000

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Paul Carr Estate Agents are delighted to present for sale this impressive detached house, ideally suited to families. Situated in a popular cul-de-sac location, this property offers easy access to public transport links, local amenities, and nearby schools.

The property boasts three spacious bedrooms. The first two bedrooms are generous doubles, with the second bedroom further benefiting from fitted wardrobe space. The third bedroom is a compact double, perfect for a child's room, home office or guest bedroom. The home is serviced by one comprehensive bathroom, featuring spa bath with shower over, WC and wash basin, and there are additional shower facilities accessed via the landing, ensuring a relaxing and functional space. At the heart of this house is the fully-equipped kitchen, offering a range of fitted units, a breakfast area, integrated larder fridge, dishwasher, fan over and additional combi microwave/grill/fan oven, and a gas hob with extractor fan over. This room has been designed to cater for all your culinary needs. A particular highlight of this property is the two reception rooms.

The first reception room is an open-plan lounge / family room, creating a light and airy space ideal for spending quality time with family and having direct access to the garden - perfect for summer entertaining or children's play. The second reception room features a bay window to the front, flooding the room with natural light.

Further desirable features of this property include driveway parking to the front, a single garage / workshop, a welcoming entrance hallway with attractive feature flooring, under-stairs storage space and access to a guest WC.

This house has been thoughtfully designed, providing a warm and inviting family home ready for its next owners.





Property Specification

SUPERB, EXTENDED DETACHED RESIDENCE
WELL-PRESENTED ACCOMMODATION
POPULAR CUL-DE-SAC LOCATION
WELCOMING HALLWAY WITH GUEST WC OFF
TWO GENEROUS RECEPTION ROOMS

Hall

Lounge Area 3.95m (12'11") x 3.64m (11'11")

Family / Sitting Area 3.94m (12'11") x 3.46m (11'4")

Dining Room 4.56m (15') into bay x 3.64m (11'11")

Breakfast Kitchen 3.81m (12'6") max into breakfast area x
3.15m (10'4")

WC

Garage 5.66m (18'7") x 2.77m (9'1")

Landing

Bedroom 1 4.60m (15'1") max into bay x 3.64m (11'11")

Bedroom 2 3.95m (12'11") x 3.64m (11'11")

Bedroom 3 3.15m (10'4") x 2.57m (8'5")

Bathroom 2.26m (7'4") max x 2.06m (6'9") max

Shower Room 1.70m (5'7") x 1.18m (3'11")

Agent's Note:

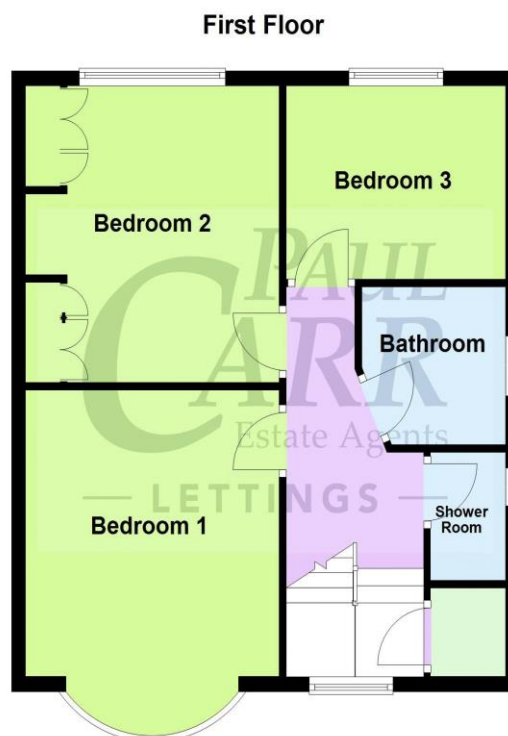
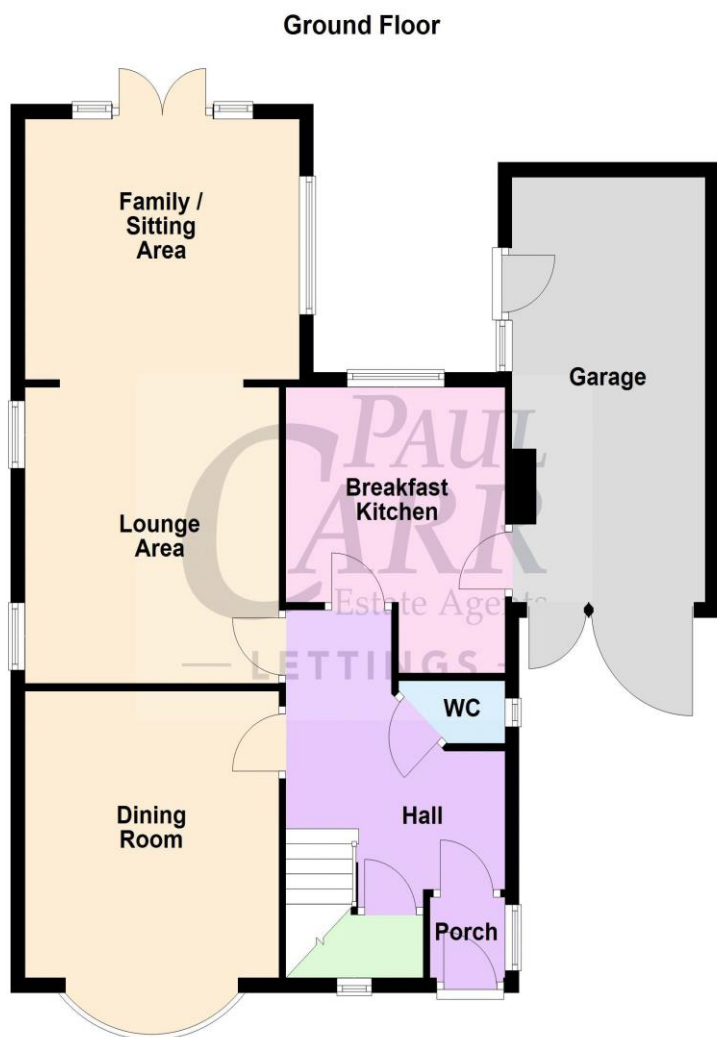
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Came on the market: 19th May 2025

Viewer's Note:

Services connected: Gas, Electric, Drainage and Water
Council tax band: E
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

