



97 Brackendale Drive,
Walsall, WS5 4DA

Offers in the Region Of £350,000

Walsall

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Situated in a highly popular residential location, within easy reach of excellent schools, amenities and transport links, this fabulous detached house boasts immaculately presented interiors and an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to guest WC and attractive tiled flooring - a feature which continues into the spacious living room which is bathed in light from a large window to the rear elevation and has an impressive wall-mounted feature electric fire and double doors leading into the dining room which has French doors leading into the rear garden.

Completing the ground floor there is a the stunning breakfast kitchen which has a range of units with modern, gloss fronted units, breakfast bar, space for a potential dishwasher and integrated appliances including washer / dryer, oven, microwave oven and induction hob with stylish extractor over.

To the first floor, bedroom one is a generous double bedroom with walk in wardrobe and ensuite shower room and there are three further excellent bedrooms - all with fitted wardrobes - and the superb family bathroom with suite comprising WC, wash basin with vanity unit and double ended bath featuring a waterfall tap with shower fitment.

Accessed via the landing, the loft space features boarding and lighting and is accessed via a pull-down ladder.

Externally, the neatly maintained rear garden is laid mainly to lawn with paved and decked areas and there is driveway parking to the front of the property giving access to the garage via a roller shutter door.





Property Specification

Entrance Hall -	4.48m (14'8") max x 2.08m (6'10")
WC -	1.55m (5'1") x 0.84m (2'9")
Lounge -	4.54m (14'11") x 3.53m (11'7") max
Kitchen/Breakfast Room -	5.44m (17'10") x 2.54m (8'4")
Dining Room -	2.91m (9'7") x 2.54m (8'4")
Garage -	4.82m (15'10") x 2.35m (7'9")
Bedroom 1 -	3.83m (12'7") x 3.59m (11'9")
Ensuite -	2.35m (7'8") x 1.44m (4'9")
Walk-in Wardrobe -	1.45m (4'9") x 1.23m (4'1")
Bedroom 2 -	4.02m (13'2") max x 2.41m (7'11")
Bedroom 3 -	3.30m (10'10") x 2.41m (7'11") plus 0.21m (0'8") x 0.21m (0'8")
Bedroom 4 -	2.80m (9'2") x 2.57m (8'5")
Bathroom -	2.25m (7'5") x 1.99m (6'7")

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: 11th March 2022

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

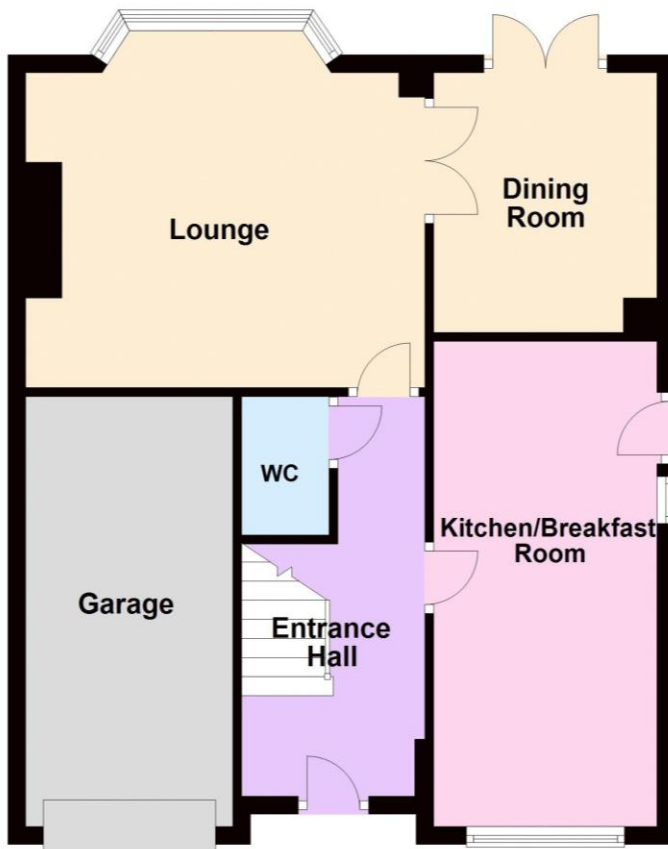
Council tax band: D

Tenure: Freehold

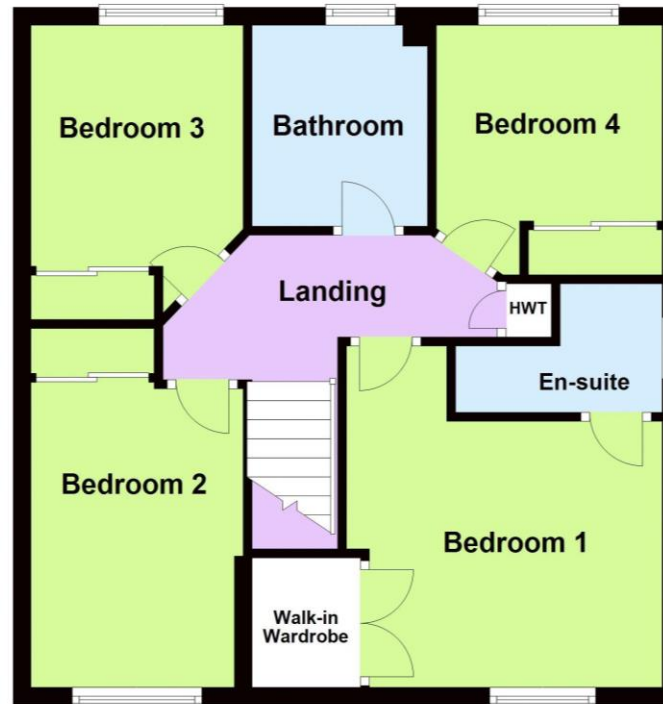
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

