



Lodge Road, Walsall  
West Midlands, WS5 3JS

**Offers in the Region Of £850,000**



# Walsall

## Offers in the Region Of £850,000

4



3



2



Impressive from the kerb, this superb, detached residence affords the discerning purchaser a spacious and versatile family home and an internal viewing is essential to fully appreciate all the property has to offer.

Two entrance doors with hallways provide access to the ground floor accommodation with the principal hallway having guest cloakroom / WC off and opening into a comfortable dual aspect lounge with feature fireplace, bay window to the front elevation and French windows opening into the rear garden. A comprehensively fitted kitchen / dining room features under-floor heating and enjoys a wide range of wall / base units, expensive granite work surfaces, integrated appliances, plumbing for an American style fridge-freezer, access to useful utility room and having windows and doors enjoying an outlook over the rear garden.

A further exit from the kitchen leads through to the second hallway which has doorway to the garage and gives access to the useful office / study space and on into the annex which comprises lounge / diner with patio doors opening to the rear garden and stairs leading to an excellent double bedroom with a range of fitted furniture, complemented by a modern and well appointed ensuite bathroom with white suite. Three further generously proportioned bedrooms are accessed via a separate staircase from the principal hallway along with a well-appointed shower room with fitted storage and suite comprising WC, wash basin and shower cubicle with mains shower fitment.

Outside, a large, printed cobblestone driveway services an integral garage and provides comprehensive off-street parking. Good sized mature rear gardens form a feature with lawns, paved terraces and a variety of shrubs / bushes.

Located in a highly desirable location in Walsall approached from Birmingham Road and convenient for various amenities with Walsall and Great Barr shopping centres easily accessible along with Junction 9 of the M6 motorway. The area is well served by highly regarded schools including Park Hall Junior Academy and Queen Marys Grammar School. Great Barr and Walsall Golf Clubs are only a few minutes' drive away.







## Property Specification

### Hall

**Lounge** 5.14m (16'10") plus bay x 3.64m (11'11")

**Kitchen/Diner** 6.12m (20'1") x 2.99m (9'10")

**Utility** 2.45m (8') x 1.10m (3'7")

### WC

**Study** 3.67m (12') x 2.05m (6'9")

**Bedroom 1** 5.14m (16'10") x 3.64m (11'11") max

**En-suite** 1.78m (5'10") x 1.39m (4'7")

**Bedroom 2** 3.25m (10'8") max x 2.88m (9'5")

**Bedroom 3** 2.99m (9'10") x 2.53m (8'3") plus wardrobe

**Shower Room** 3.25m (10'8") x 1.95m (6'5") max

**Garage** 4.97m (16'4") x 2.59m (8'6")

### ANNEX

**Living Room** 4.24m (13'11") plus recess x 3.67m (12')

**Bedroom** 3.67m (12') x 3.07m (10'1") plus recess

**Bathroom** 2.65m (8'8") max x 2.63m (8'8") max

### 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:

### Viewer's Note:

Services connected:	All mains services connected
Council tax band:	F
Tenure:	Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

