



70 Woodruff Way,
Walsall, WS5 4RL

Offers in the Region Of £400,000

Walsall

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On entering the property, a welcoming porch with sliding door and exterior lighting leads through to the bright and airy hallway with practical understairs storage.

To the left-hand side, a door leads into the living room, a cosy space for relaxing, featuring a leaded double-glazed window to the front, an electric fireplace, and modern finishes throughout. Off the hallway to the right, a spacious lounge includes a leaded double glazed bay window, gas fireplace, and double doors that open to the dining area - perfect for entertaining or relaxing in comfort with sliding patio doors giving access to the rear garden. This room provides a great setting for family meals or gatherings and offers seamless access to the kitchen.

The kitchen is modern and well-equipped with a range of wall and base units, a five-ring gas hob, integrated oven, grill, and dishwasher. A one and a half bowl sink with drainer and mixer tap is set below a rear-facing double-glazed window, with views over the garden. The utility room is accessed off the kitchen and is a practical space offering additional storage and plumbing for both a washer and dryer. An internal door leads into a convenient ground floor WC with a wash hand basin, radiator, and obscure double-glazed window for privacy.

To the first floor, there are four bedrooms. The primary bedroom is a generous double room featuring a bay window, fitted wardrobe with sliding doors, radiator and access to a well-appointed en-suite with a shower cubicle, WC, and wash basin. Bedroom two is a good-sized double with bedroom three and four having rear garden views and versatility to be used as a bedroom, nursery or home office.

The family bathroom is fully fitted with a bath and shower over, WC, wash hand basin and obscure rear-facing double-glazed window.

To the rear of the property, a well-maintained garden with a slabbed patio area is ideal for entertaining and has secure boundary fencing whilst to the fore, a tarmac driveway offers convenient off-road parking, accompanied by a neat front lawn to enhance kerb appeal.





Property Specification

Porch -	1.93m (6'4") x 0.79m (2'7")
Hall -	4.50m (14'9") x 1.93m (6'4")
Lounge -	4.47m (14'8") max x 3.58m (11'9")
Dining Room -	3.05m (10') x 2.96m (9'9")
Kitchen -	3.35m (11') x 3.05m (10')
Utility -	2.00m (6'7") x 1.65m (5'5")
WC -	1.65m (5'5") x 0.95m (3'1")
Living Room -	5.36m (17'7") x 2.44m (8')
Bedroom 1 -	3.58m (11'9") x 3.14m (10'4") max plus 0.11m (0'4") x 0.11m (0'4")
En-suite -	2.13m (7') x 1.85m (6'1") plus 0.11m (0'4") x 0.11m (0'4")
Bedroom 2 -	4.45m (14'7") x 2.44m (8')
Bedroom 3 -	3.05m (10') x 2.00m (6'7") plus 0.11m (0'4") x 0.11m (0'4")
Bedroom 4 -	3.05m (10') x 2.95m (9'8")
Bathroom -	2.14m (7') x 2.13m (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: 13th June 2025

Viewer's Note:

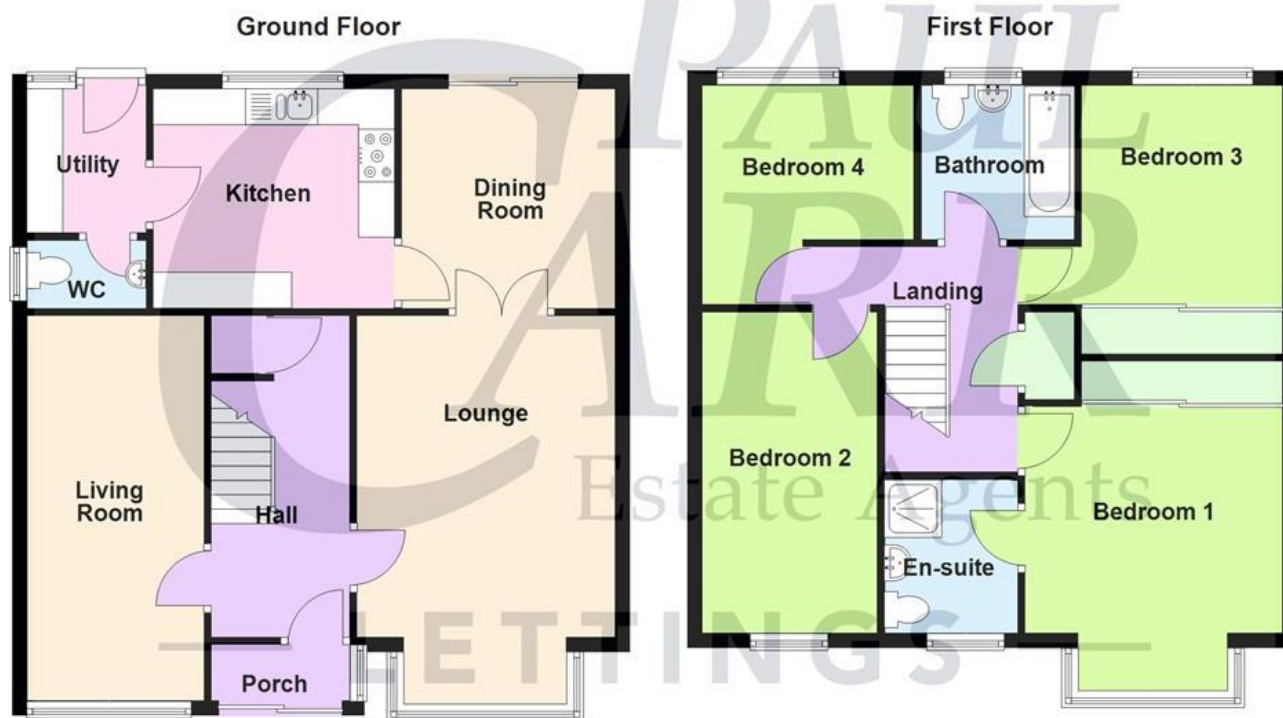
Services connected: Gas, Water, Electric & Drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	72	
(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

