



Swallowdale, Walsall Wood
Walsall, WS9 9RE

£380,000

Walsall Wood

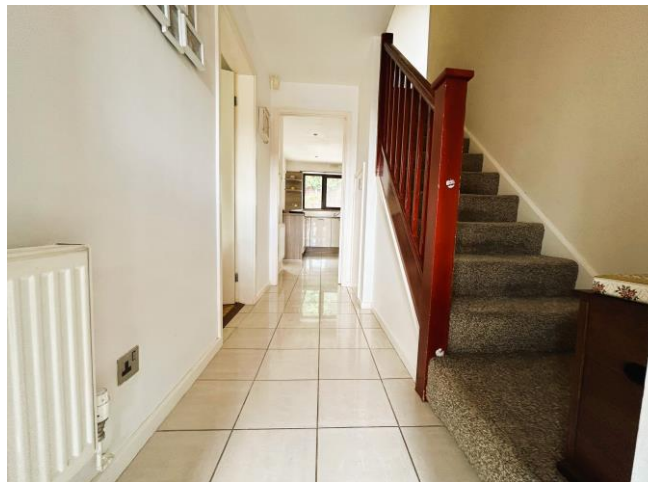
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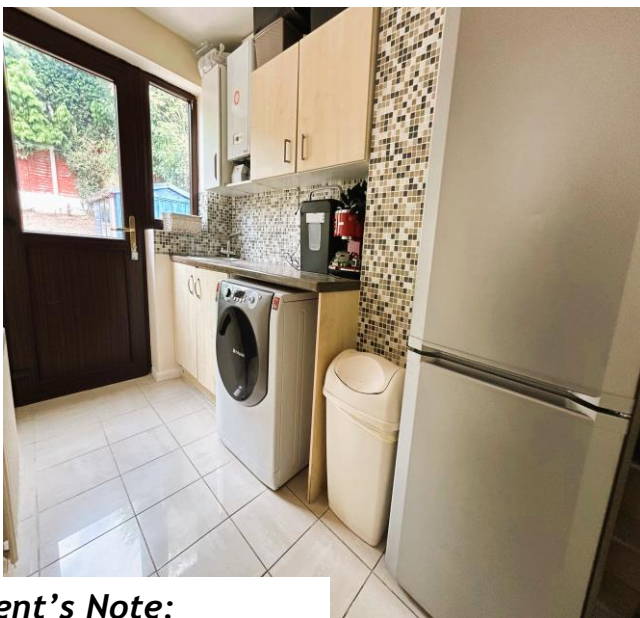


A spacious four bedroom detached family home situated near transport links and a nature reserve on the doorstep.

This modern detached residence is situated in the Shire Ridge area of Walsall Wood while occupying a cul-de-sac position and offering ample off-road parking - ideal for a growing family.

The property briefly comprises: through hall, cloak room, lounge, re-fitted modern dining kitchen with integrated appliances including oven, hob, extractor, utility room, four bedrooms (master with re-fitted ensuite) re-fitted stylish family bathroom, parking for several cars on the block paved driveway and a mature rear garden with lawn and patio area.





Property Specification

FOUR BEDROOM DETACHED HOME
THROUGH HALL & CLOAK ROOM
SPACIOUS LOUNGE
RE-FITTED KITCHEN / DINER WITH INTEGRATED
APPLIANCES
UTILITY ROOM

Entrance Hallway

Lounge 17' 3" x 11' 1" (5.25m x 3.38m)

Kitchen/Diner 9' 8" x 20' 11" (2.94m x 6.37m)

Utility room 10' 0" x 5' 2" (3.06m x 1.58m)

Garage 18' 3" x 8' 3" (5.55m x 2.52m)

First Floor Landing

Bedroom One 11' 6" x 12' 2" min (3.5m x 3.71m min)

En-suite

Bedroom Two 9' 1" x 11' 4" (2.78m x 3.45m)

Bedroom Three 8' 2" x 8' 7" (2.49m x 2.62m)

Bedroom Four 8' 10" x 8' 5" (2.69m x 2.56m)

Family Bathroom

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: 22nd August 2025

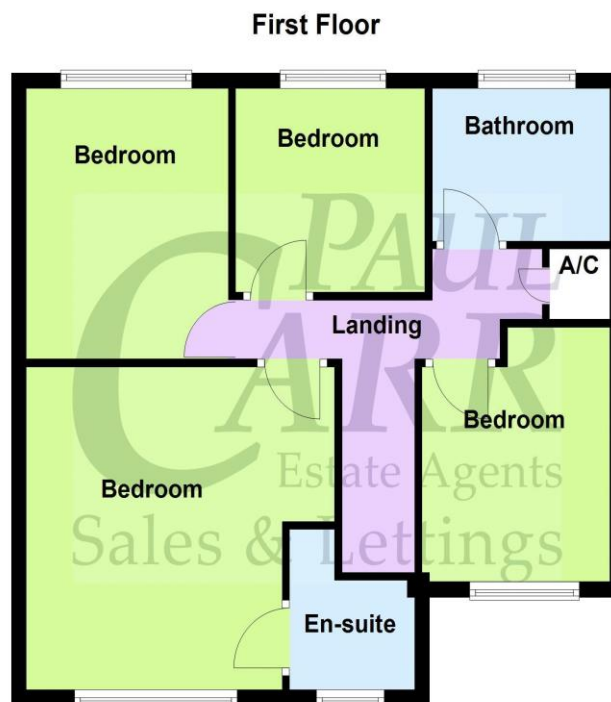
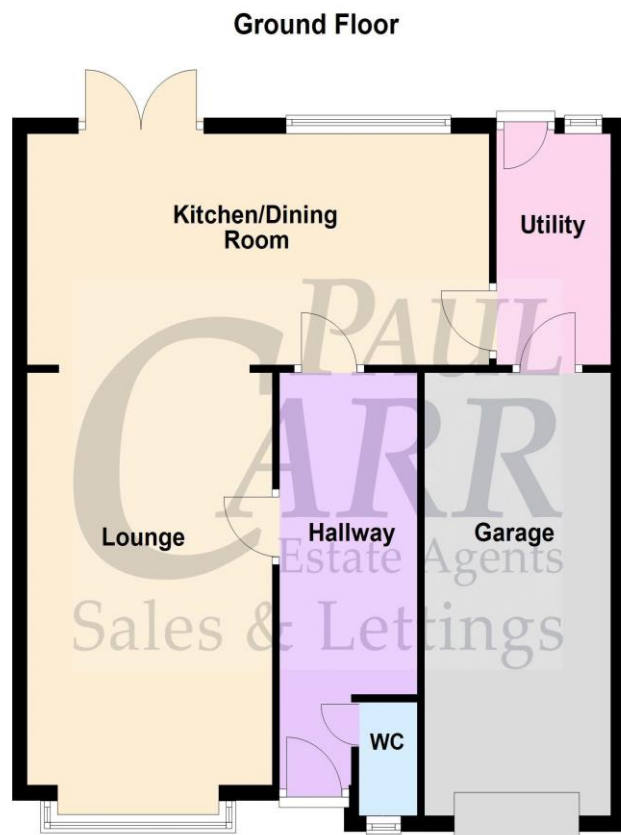
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

