



Blackberry Lane, Walsall Wood  
Walsall, WS9 9RQ

**£350,000**



# Walsall Wood

£350,000



Paul Carr Estate Agents are pleased to offer this modern detached residence is situated in the Shire Ridge area of Walsall Wood while occupying a choice position offering both a private setting and ample off-road parking.

The property is thought ideal for a growing family & offers well maintained accommodation in this ever sought after location.

The property is entered via an enclosed porch which in turn leads to the hallway with stairs rising to the first floor. The lounge enjoys a bay window & feature fireplace while the dining room has doors opening to the rear garden. Continuing through, the modern kitchen is fitted with contemporary style matching units, built in oven/hob, an adjoining utility area with space for white goods and views over the rear garden. A guest WC completes the ground floor. Moving upstairs the master bedroom has an adjoining en-suite shower room with recently re-fitted white suite. Three further bedrooms are served by a family bathroom featuring a whirlpool bath.

The property further benefits from double glazing and a gas central heating system.

Outside, the property is approached via a block paved driveway with access to the garage while there is an enclosed garden to rear which comprises of a patio area, lawn and shrub borders.







## Property Specification

FOUR BEDROOM DETACHED HOME  
TWO RECEPTION ROOMS  
FITTED KITCHEN  
UTILITY & CLOAK ROOM

Entrance Porch

Entrance Hallway

Lounge 15' 10" x 13' 8" (4.83m x 4.17m)

Dining Room 10' 5" x 9' 1" (3.17m x 2.78m)

Kitchen 10' 5" x 9' 1" (3.17m x 2.78m)

Utility room 7' 0" x 6' 6" (2.13m x 1.97m)

Guest WC

Garage 16' 1" x 8' 2" (4.91m x 2.50m)

Bedroom One 13' 3" x 10' 8" (4.03m x 3.25m)

En-suite Shower Room

Bedroom Two 10' 10" x 8' 3" (3.3m x 2.52m)

Bedroom Three 8' 4" x 8' 3" (2.54m x 2.51m)

Bedroom Four 9' 9" x 8' 2" (2.97m x 2.49m)

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: 3rd August 2023

### 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



GROUND FLOOR



1ST FLOOR

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

