



£210,000 Guide Price

Well Lane, Walsall

Detached House | 4 Bedrooms | 1 Bathroom

01922 322988



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Step Inside

Key Features

- FOUR WELL-SIZED BEDROOMS
- MULTIPLE RECEPTION ROOMS
- STUNNING CONSERVATORY
- LARGE FAMILY BATHROOM
- MODERN KITCHEN
- MODERN METHOD AUCTION SALE
- VERSATILE ATTIC SPACE
- HUGE GARDEN
- PRIVATE DRIVEWAY & PARKING
- WS3 LOCATION

Property Description

CHARMING 4-BEDROOM DETACHED HOME WITH CONSERVATORY & LARGE GARDEN IN WS3

Property Summary:

This beautifully presented 4-bedroom detached home in WS3 offers a fantastic blend of classic charm and modern comfort. With spacious living areas, a stunning conservatory, and an extensive garden, Available via modern method auction this property is perfect for families or those who love to entertain.

Main Particulars

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Auctioneer Comments - This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall - Welcoming entrance with access to key living spaces.

Living Room - 4.31m x 3.32m (14'1" x 10'10") - A cosy yet spacious lounge area with a feature fireplace, perfect for relaxation.

Dining Area - 3.04m x 3.49m (9'11" x 11'5") - Open-plan space, ideal for family meals or hosting guests.

Family Room - 4.05m x 4.18m (13'3" x 13'8") - A secondary lounge area providing extra versatility.

Kitchen - 3.03m x 3.03m (9'11" x 9'11") - Modern kitchen with sleek cabinetry, integrated appliances, and plenty of counter space.

Conservatory - A bright and airy retreat with garden views, perfect for year-round use.

Utility & Wc - Separate laundry room and convenient downstairs WC

Primary Bedroom - 4.31m x 3.21m (14'1" x 10'6") - Large and beautifully presented master bedroom with plenty of natural light.

Bedroom 2 - 3.49m x 3.33m (11'5" x 10'11") - Another well-sized bedroom with stylish décor.

Bedroom 3 - 4.31m x 2.44m (14'1" x 8'0") - A bright and airy bedroom, perfect for a child's room or home office.

Attic Space - 4.31m x 5.14m (14'1" x 16'10") - A versatile area for storage, a home office, or a bedroom

Luxury Family Bathroom - An exquisite bathroom featuring a freestanding roll-top bath, a large walk-in shower, and an elegant vanity unit.

Expansive Garden - A huge rear garden with both lawn and patio areas, perfect for entertaining, gardening, or relaxing.

Driveway & Secure Parking - A private gated driveway offers ample space for vehicles.

Don't miss out on this exceptional property! With spacious bedrooms, a stylish kitchen, and a luxurious bathroom, this home is ready for you to move in and enjoy. Book your viewing today to experience all it has to offer!

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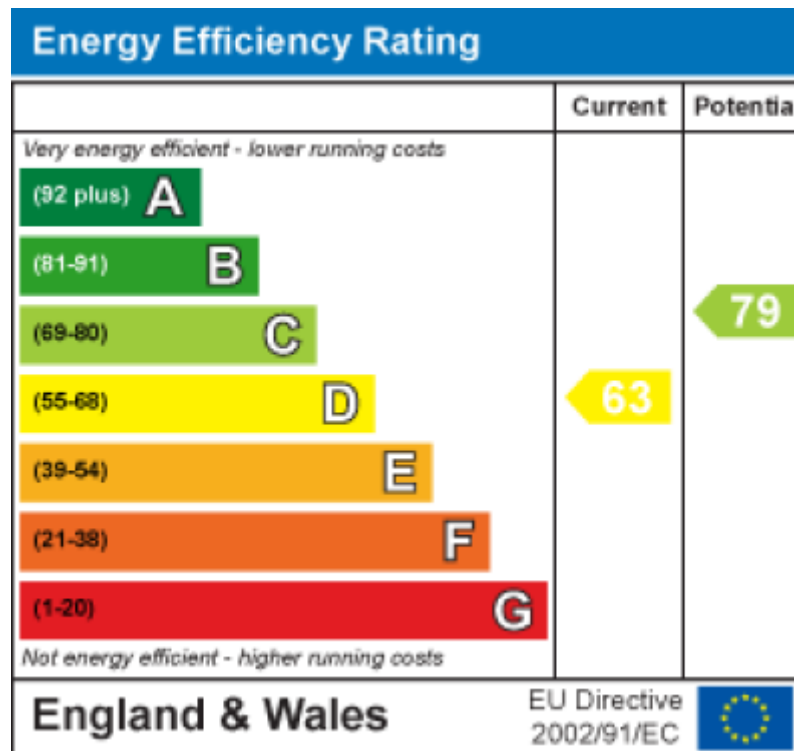




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD



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