



£235,000

Well Lane, Walsall

Terraced House | 3 Bedrooms | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- THREE BEDROOM FAMILY HOME
- MODERN RECENTLY INSTALLED KITCHEN
- SPACIOUS LIVING ROOM
- TWO BATHROOMS
- LARGE PRIVATE REAR GARDEN
- DRIVEWAY WITH OFF ROAD PARKING
- MODERN INTERIOR THROUGHOUT
- OUTBUILDING / GARDEN ROOM
- IDEAL FOR FIRST TIME BUYERS OR FAMILIES
- WS3 LOCATION

## Property Description

SPACIOUS THREE BEDROOM FAMILY HOME WITH MODERN KITCHEN, LARGE DRIVEWAY & GENEROUS REAR GARDEN - WS3

This beautifully presented three-bedroom family home offers spacious living accommodation, a modern recently installed kitchen, two bathrooms, and a large private rear garden. The property benefits from a generous driveway providing off-road parking and well-proportioned rooms throughout, making it an ideal home for families or first-time buyers looking for both comfort and practicality.

Inside, the home features a bright and spacious living room, a stunning contemporary kitchen with ample storage and workspace, and stylish bathrooms finished to a modern standard. Upstairs offers three well-sized bedrooms along with a family bathroom.

Externally, the property boasts a substantial rear garden with patio area, lawn, and a useful outbuilding perfect for storage, hobbies, or potential workspace.

This fantastic property combines space, modern upgrades and a convenient location close to local amenities, schools and transport links.

## Main Particulars

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### Room Breakdown -

**Entrance Foyer** - 2.06 m x 1.33 m (6'9" m x 4'4" m) - Welcoming entrance space providing access to the main living areas and staircase to the first floor.

**Hallway** - 1.59 m x 1.04 m (5'2" m x 3'4" m) - Connecting hallway leading through to the living room and ground floor shower room.

**Living Room** - 4.29 m x 5.85 m (14'0" m x 19'2" m) - A spacious and comfortable main living area featuring plenty of natural light and ample room for both seating and entertainment space. Ideal for relaxing or hosting guests.

**Kitchen** - 3.76 m x 6.10 m (12'4" m x 20'0" m) - A beautifully presented modern kitchen recently installed, offering sleek cabinetry, extensive worktop space, integrated cooking appliances and ample storage. The room also provides direct access to the rear garden.

**Ground Floor Shower Room** - 1.68 m x 2.12 m (5'6" m x 6'11" m) - Modern shower room fitted with walk-in shower enclosure, wash basin and WC with contemporary tiling.

**First Floor -**

**Landing / Hall** - 1.45 m x 0.90 m (4'9" m x 2'11" m) - Providing access to all bedrooms and the family bathroom.

**Primary Bedroom** - 4.30 m x 2.64 m (14'1" m x 8'7" m) - Generously sized double bedroom featuring large windows allowing natural light and space for wardrobes and bedroom furniture.

**Bedroom Two** - 3.11 m x 2.12 m (10'2" m x 6'11" m) - Good sized bedroom suitable as a guest room, children's room or home office.

**Bedroom Three** - 2.32 m x 2.71 m (7'7" m x 8'10" m) - A versatile third bedroom ideal for a child's bedroom, nursery or study.

**Family Bathroom** - 2.59 m x 2.00 m (8'5" m x 6'6" m) - Stylish bathroom fitted with a bathtub, wash basin and WC with modern finishes.

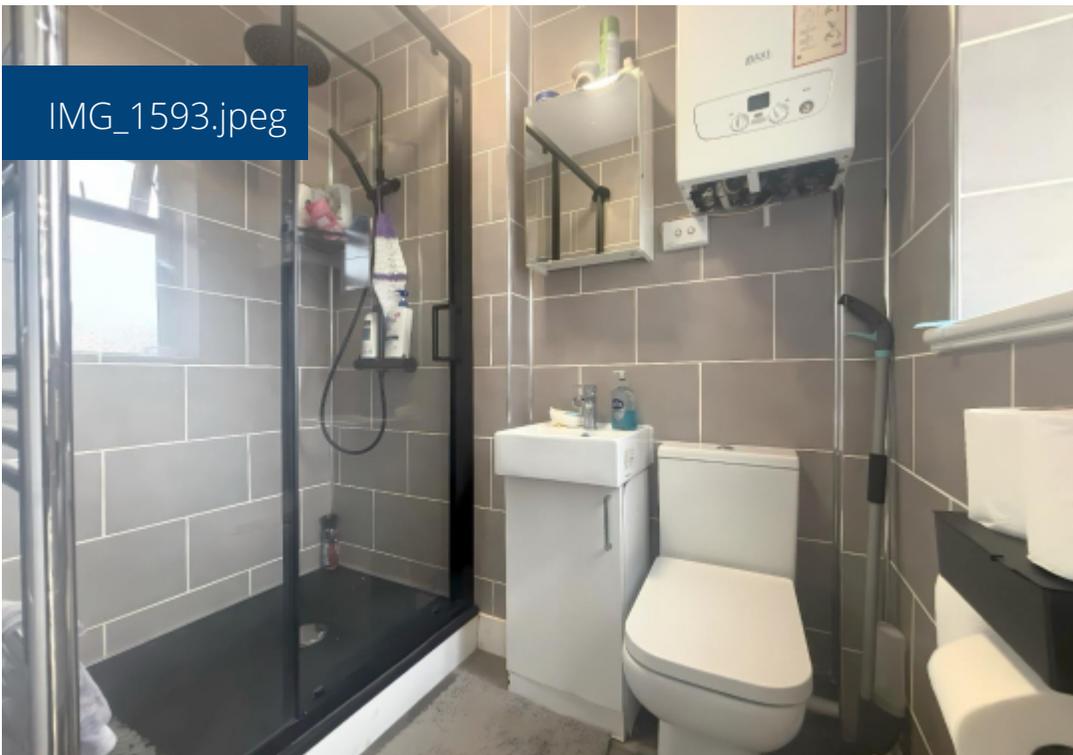
**Outside -**

**Front** - Large paved driveway providing off-road parking for multiple vehicles.

**Rear Garden** - Generous private rear garden featuring lawn, patio seating area, decorative pathway and a useful outbuilding ideal for storage, workshop or hobby space.

Contact RE/MAX Elite today to arrange your viewing and avoid missing out on this fantastic property.

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**TOTAL: 89 m<sup>2</sup>**  
 1st floor: 55 m<sup>2</sup>, 2nd floor: 34 m<sup>2</sup>  
 EXCLUDED AREAS: BAY WINDOW: 1 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

Floor Plan Created By: Estimate app. Measurements Corrected Highy Inside Not For Guarantee.

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 © 2026 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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