



269B Lichfield Road

Walsall, WS4 1PJ

£400,000

**ficorns**&co  
ESTATE AGENTS

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FOR SALE



# 269B Lichfield Road, Walsall, WS4 1PJ

Acorns & Co Estate Agents are pleased to offer For Sale this Luxury Executive Bespoke Detached Property, situated in a highly sought after location, close to local amenities and reputable schools, and with good transport links. The property briefly comprises; entrance hallway, with a central staircase to first floor accommodation, lounge / diner, separate dining room, kitchen with magnet kitchen, utility, conservatory, downstairs W.C., first floor landing, master suite with en-suite shower room, four further bedrooms, family bathroom, patterned concrete off road parking for multiple cars, rear patio area, rear garden, and an integral double garage with a remote-control electric up and over door to front. The property also benefits from; CCTV system, an intruder alarm system, a sprinkler system, and a 10 year NHBC new home warranty.

## **Approach:**

The property is approached via a patterned concrete driveway, with a further patterned concrete driveway with feature steps leading up to property, with a composite door into;

## **Entrance Hallway:**

With "Porcelanoso" ceramic tiled flooring, a central staircase leading to first floor accommodation, with a useful alcove underneath providing storage, a wall mounted single panel radiator, a wall mounted intruder alarm access pad, low energy inset spot lighting, a ceiling mounted wired in smoke detector, and doors off to;

## **Downstairs W.C.:**

With fully ceramic tiled walls and floors, a low level flush W.C., a wall mounted wash hand basin inset into a vanity unit, a chrome effect laddered towel rail, a wall mounted mirror, a ceiling light point, and expel air.

## **Lounge / Diner: 7.70m (25' 3") x 3.29m (10' 9")**

With a UPVC double glazed bay window to front elevation, two double panel radiators, two ceiling light points, UPVC double glazed French doors to rear elevation, leading to garden.

## **Dining Room: 3.43m (11' 3") x 3.01m (9' 10")**

With "Porcelanoso" ceramic tiled flooring, a single panel radiator, a ceiling light point, and UPVC double glazed French doors to rear elevation leading to;

## **Conservatory: 3.92m (12' 10") x 3.44m (11' 3")**

Being quarter brick built and UPVC double glazed construction, with a glass roof, a ceramic tiled floor, a ceiling light point, and UPVC double glazed French doors leading to rear patio area.

## **Kitchen: 4.39m (14' 5") x 2.29m (7' 6")**

With a range comprising of: "Magnet" soft closing Wall mounted cupboards and base units, with a granite work surface over, floor level inset spot lighting, coloured glass splash backs, with a "Whirlpool" gas hob, with a "Whirlpool" electric oven under, a

stainless steel and glass extractor hood, an integrated "Whirlpool" Fridge Freezer, as stainless steel sink unit with drainer, with mixer taps over, a ceramic tiled floor, a single panel radiator, low energy inset spot lighting, a UPVC double glazed window to side elevation, a wired in smoke alarm, and a further door leading to;

## **Utility: 2.22m (7' 3") x 1.98m (6' 6")**

With a range of Magnet base units, with a granite work surface over, incorporating a stainless-steel sink unit with drainer, and mixer taps over, an integrated "Whirlpool" automatic washing machine, an integrated "Whirlpool" dishwasher, coloured glass splash backs, a ceramic tiled floor, a ceiling light point, a UPVC double glazed window to rear elevation, and a UPVC double glazed door to side elevation leading to rear patio area.

## **Integral Garage: 3.89m (12' 9") x 5.41m (17' 9")**

With an electric remote control up and over door to front elevation, a wall mounted "Bosch" combination boiler with a pressurised cylinder, and two ceiling light points.

## **First Floor Landing:**

With inset low energy spot lighting, a single panel radiator, power points, a loft hatch giving access to a fully insulated loft void, a wired in smoke detector, and doors off to;

## **Master Bedroom: 4.16m (13' 8") x 3.83m (12' 7")**

With Dual Aspect UPVC double glazed windows to front and side elevations, a single panel radiator, a ceiling light point, and a further door leading to;

## **En-suite Shower Room:**

With matching ceramic tiled walls and floor, a shower cubicle, with a sliding glass shower screen, with mixer taps, a separate shower hose and a further overhead rose, a low level flush W.C., a pedestal wash hand basin, a wall mounted mirror, a chrome effect laddered towel rail, a ceiling light point, and an expel air.

## **Bedroom 2: 4.11m (13' 6") Into Bay x 3.26m (10' 8")**

With a UPVC double glazed bay window to front elevation, a single panel radiator, and a ceiling light point.

**Bedroom 3: 3.22m (10' 7") x 3.27m (10' 9")**

With a UPVC double glazed window to rear elevation, overlooking rear garden, and a rural view beyond, with a single panel radiator, and a ceiling light point.

**Bedroom 4: 3.96m (13' 0") x 2.32m (7' 7")**

With a UPVC double glazed window to rear elevation, overlooking rear garden, and a rural view beyond, with a single panel radiator, and a ceiling light point.

**Bedroom 5: 2.35m (7' 8") x 1.66m (5' 5")**

With a UPVC double glazed window to rear elevation, overlooking rear garden, and a rural view beyond, with a single panel radiator, and a ceiling light point.

**Family Bathroom:**

With fully ceramic tiled walls and floor, a double shower cubicle with sliding glass doors, mixer taps, a separate shower hose and a further shower rose, a panelled bath with central mixer taps, a low level flush W.C. a wall mounted wash hand basin, integrated into a vanity unit, a chrome effect laddered towel rail, a wall mounted bathroom cabinet with mirrored doors, a UPVC double glazed obscured window to side elevation, an expel air and a ceiling light point.

**Rear Patio Area:**

A paved patio area for al fresco entertainment, with side access via a secured gate, and feature central steps leading to;

**Rear Garden:**

Laid to lawn, with an automatic sprinkler system, enclosed within a fenced perimeter.

**Tenure:**

We are informed by the Vendors that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

**Acorns & Co Estate Agents - 01922 716 605 – 07585 969 669 – [info@acornsc.co.uk](mailto:info@acornsc.co.uk)**







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