



**RE/MAX**  
Elite



**18 Glenelg Mews, Walsall, WS5 3LG**

**£285,000**

**STUNNING CHARACTER-FILLED FAMILY HOME WITH GENEROUS SPACE & BEAUTIFUL GARDEN IN WS5**

A welcoming family home, with great space and potential for modernisation throughout, situated in a desirable WS5 location, this spacious family home offers three generously sized bedrooms, multiple reception areas, a characterful kitchen, and a large rear garden. With unique features throughout, including exposed beams and a stunning open-plan ensuite, this home provides both comfort and personality in equal measure.

#### Entrance Hall 8'1" x 4'11" (2.47m x 1.52m)

Welcoming entrance space with access to main living areas and staircase.

#### Living Room 11'3" x 20'11" (3.43m x 6.40m)

A beautifully proportioned main reception room featuring a stylish fireplace, warm décor, and plenty of natural light—perfect for relaxing or entertaining.

#### Dining Room 20'10" x 11'8" (6.36m x 3.58m)

Impressive formal dining space with ample room for large gatherings, enhanced by natural light and elegant proportions.

#### Kitchen 9'3" x 12'4" (2.84m x 3.77m)

A charming, traditional kitchen with solid wood cabinetry and exposed beams, offering both functionality and character.

#### Breakfast Nook 8'5" x 12'11" (2.57m x 3.96m)

A cosy and practical additional dining area—ideal for everyday family use.

#### Downstairs WC 3'6" x 5'9" (1.09m x 1.76m)

Convenient ground floor WC

#### Garage 8'2" x 14'11" (2.49m x 4.57m)

Useful storage or secure parking space

### First Floor

#### Primary Bedroom 11'2" x 15'2" (3.41m x 4.64m)

Spacious and unique bedroom featuring an open-plan ensuite area with a feature corner bath, creating a luxurious and distinctive feel.

#### Ensuite Bathroom 7'9" x 7'5" (2.38m x 2.28m)

Open-plan design with statement bath and natural light.

#### Bedroom Two 17'8" x 10'1" (5.41m x 3.08m)

A very large double bedroom with plenty of room for additional furniture or workspace.

#### Bedroom Three 12'0" x 8'4" (3.67m x 2.56m)

Well-proportioned bedroom, ideal as a guest room, nursery, or office.

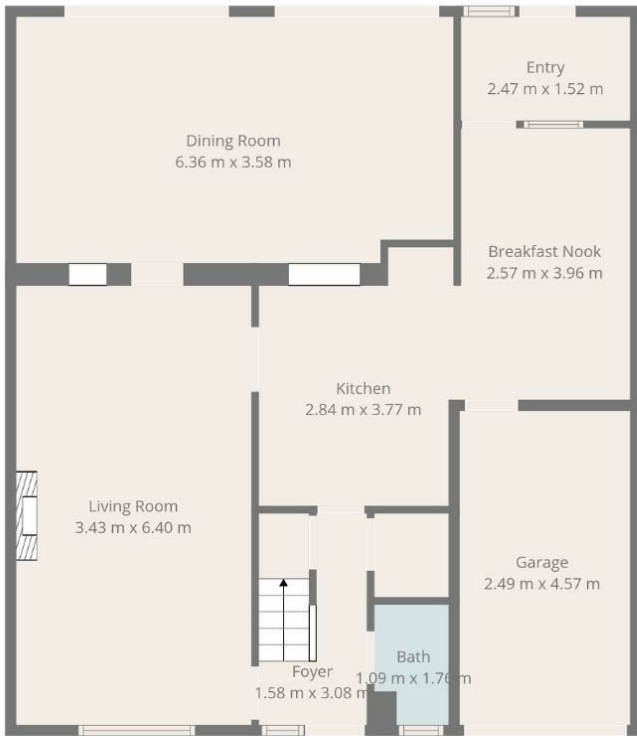
#### Family Bathroom 8'9" x 5'4" (2.67m x 1.65m)

Additional bathroom with modern shower facilities.

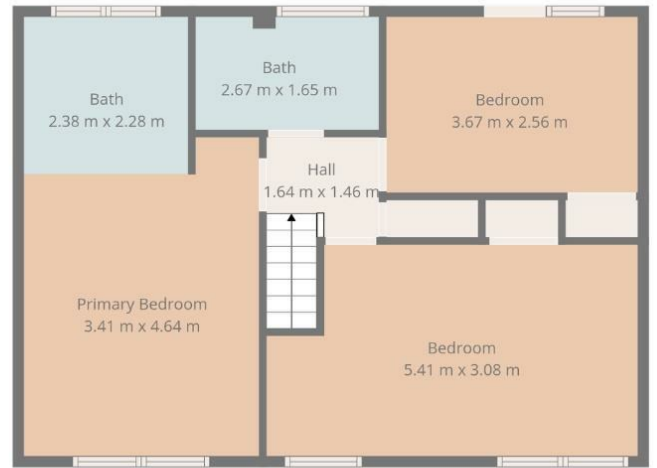
### Outside Space

The property boasts a generous rear garden, mainly laid to lawn, offering excellent space for families, entertaining, or future landscaping potential. To the front, there is a driveway providing off-road parking, along with access to the garage.

# Floor Plan



1st Floor



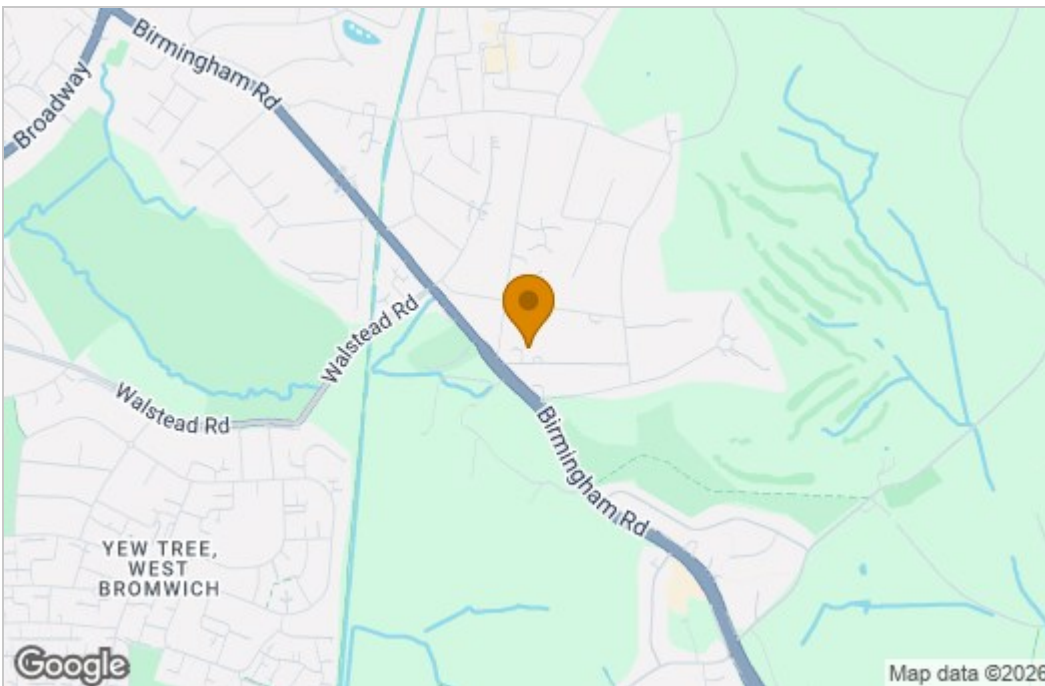
2nd Floor



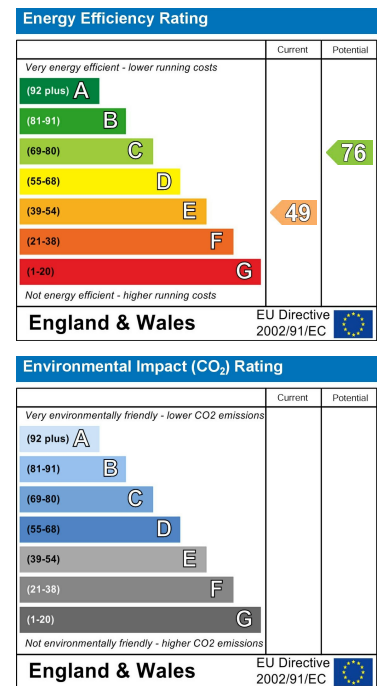
**TOTAL: 137 m2**  
 1st floor: 80 m2, 2nd floor: 57 m2  
 EXCLUDED AREAS: GARAGE: 11 m2, WALLS: 12 m2

Floor Plan Created By Cubicasa App: Measurements Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



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