



**RE/MAX**  
Elite



**96 Well Lane, Walsall, WS3 1JR**

**£235,000**

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.

## ROOM BREAKDOWN

### Entrance Foyer 6'9" m x 4'4" m (2.06 m x 1.33 m)

Welcoming entrance space providing access to the main living areas and staircase to the first floor.

### Hallway 5'2" m x 3'4" m (1.59 m x 1.04 m)

Connecting hallway leading through to the living room and ground floor shower room.

### Living Room 14'0" m x 19'2" m (4.29 m x 5.85 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 12'4" m x 20'0" m (3.76 m x 6.10 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 5'6" m x 6'11" m (1.68 m x 2.12 m)

Modern shower room fitted with walk-in shower enclosure, wash basin and WC with contemporary tiling.

## FIRST FLOOR

### Landing / Hall 4'9" m x 2'11" m (1.45 m x 0.90 m)

Providing access to all bedrooms and the family bathroom.

### Primary Bedroom 14'1" m x 8'7" m (4.30 m x 2.64 m)

Generously sized double bedroom featuring large windows allowing natural light and space for wardrobes and bedroom furniture.

### Bedroom Two 10'2" m x 6'11" m (3.11 m x 2.12 m)

Good sized bedroom suitable as a guest room, children's room or home office.

### Bedroom Three 7'7" m x 8'10" m (2.32 m x 2.71 m)

A versatile third bedroom ideal for a child's bedroom, nursery or study.

### Family Bathroom 8'5" m x 6'6" m (2.59 m x 2.00 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.

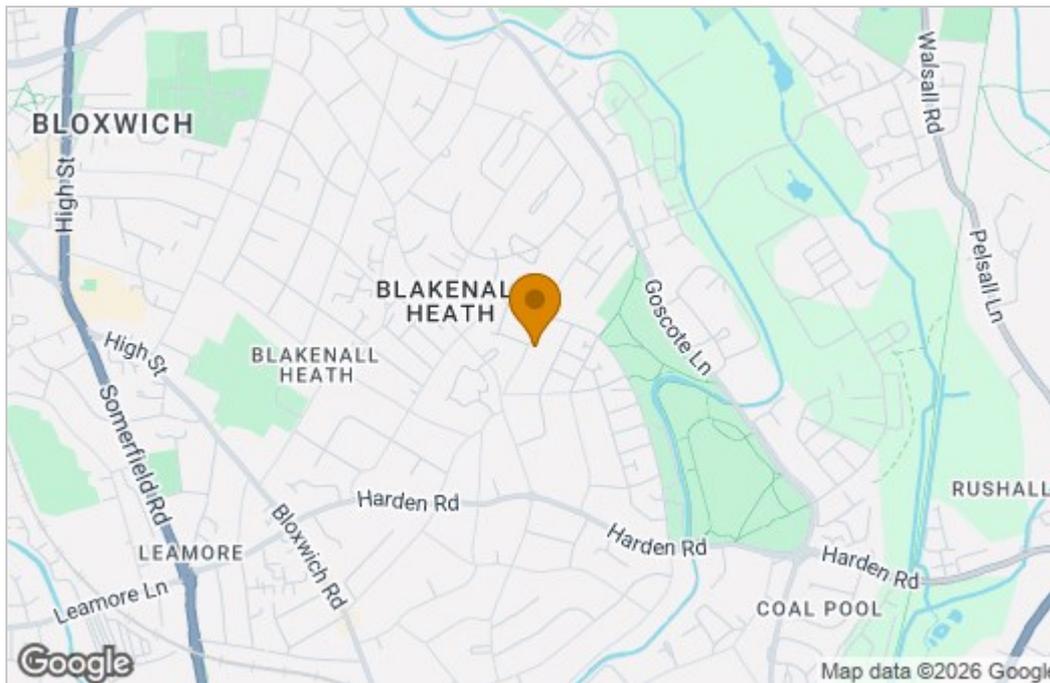
# Floor Plan



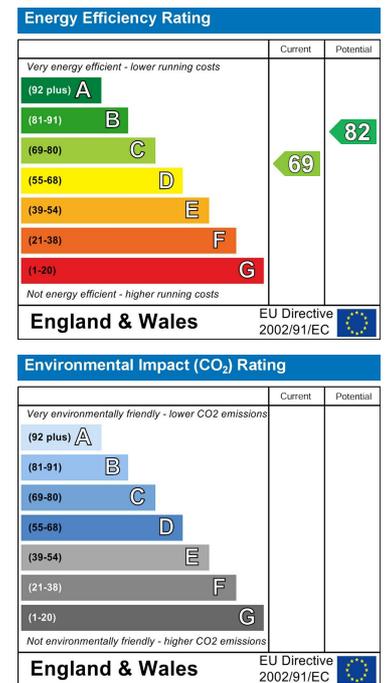
**TOTAL: 89 m2**  
 1st floor: 55 m2, 2nd floor: 34 m2  
 EXCLUDED AREAS: BAY WINDOW: 1 m2, WALLS: 10 m2

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

# Area Map



# Energy Efficiency Graph



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