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Hall Lane | Walsall | WS3 4JQ
Offers In Excess Of £350,000

 Webbs
estate agents

Summary

**** DESIRABLE LOCATION ** FIVE BEDROOMS ** EXTENDED HOME ** ENVIABLE SIZED PLOT ** THROUGH LOUNGE DINER ** LARGE REAR GARDEN ** MODERN BATHROOM ** AMPLE DRIVEWAY AND FRONTAGE ** EXCELLENT SCHOOL CATCHMENTS ** IDEAL FOR VILLAGE COMMON, SHOPS AND AMENITIES ** EARLY VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a five-bedroom home set in a highly desirable location offering excellent school catchments, ideal for village common, shops and amenities and sitting in an enviable sized plot.

In brief consisting of entrance porch and hallway, through lounge diner, conservatory, a spacious kitchen, large utility room, guest WC and integral garage.

The first floor has 5 bedrooms and a modern family bathroom, externally the property has a large rear garden mainly laid to lawn, the front garden has a large driveway providing ample off-road parking, some cosmetic improvement needed but EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT.

Key Features

- DESIRABLE LOCATION
- FIVE BEDROOMS
- CLOSE TO VILLAGE CENTRE
- SPACIOUS KITCHEN
- VIEWING STRONGLY ADVISED
- EXTENDED HOME
- LARGE PLOT
- THROUGH LOUNGE DINER
- EXCELLENT SCHOOL CATCHMENTS

Rooms and Dimensions

DRAFT DETAILS

ENTRANCE HALLWAY

THROUGH LOUNGE DINER

25'11" x 11'11" (7.909 x 3.655)

CONSERVATORY

10'2" x 8'2" (3.111 x 2.491)

SPACIOUS KITCHEN

13'7" x 8'8" (4.152 x 2.647)

LARGE UTILITY

14'1" x 8'7" (4.302 x 2.623)

GUEST WC

INTEGRAL GARAGE

17'9" x 8'11" (5.422 x 2.741)

LANDING

BEDROOM ONE

13'2" x 11'1" (4.038 x 3.397)

BEDROOM TWO

12'0" x 10'11" (3.664 x 3.340)

BEDROOM THREE

13'2" x 8'10" (4.036 x 2.697)

BEDROOM FOUR

8'5" x 7'9" (2.568 x 2.379)

BEDROOM FIVE

8'1" x 7'9" (2.464 x 2.369)

FOUR PIECE FAMILY BATHROOM

8'9" x 8'4" (2.675 x 2.552)

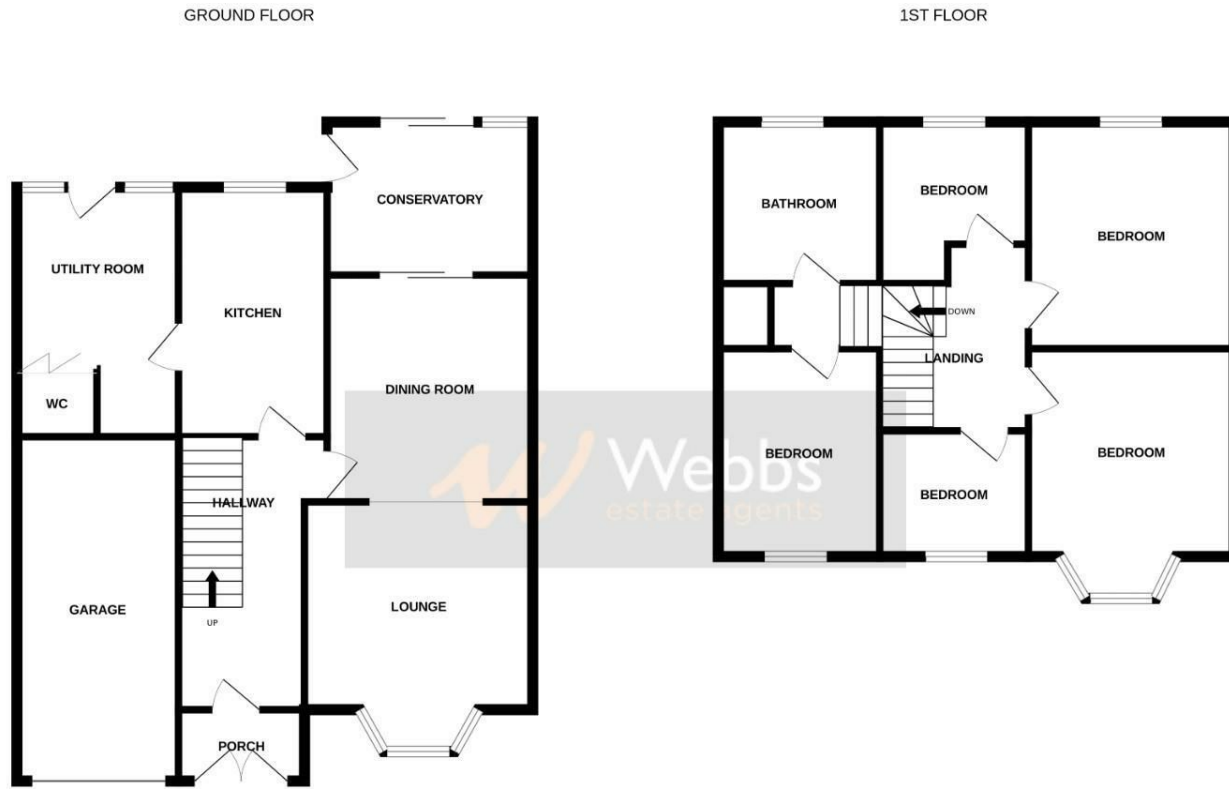
LARGE REAR GARDEN

FRONT GARDEN AND DRIVEWAY

FOR A VIEWING PLEASE CALL 01922 663399







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: 78 Energy Efficiency Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: 78 Environmental Impact Scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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