



PROUD
GUILD
MEMBER

Webbs

Stafford Road | Bloxwich, Walsall | WS3 3NL

Asking Price £345,000

 **Webbs**
estate agents

Summary

**** HIGHLY DESIRABLE LOCATION ** QUIET CUL DE SAC ** DECEPTIVELY SPACIOUS DETACHED FAMILY SIZED RESIDENCE ** THREE DOUBLE BEDROOMS ** ** EN-SUITE SHOWER ROOM TO MASTER BEDROOM ** OPEN PLAN KITCHEN/DINER ** LANDSCAPED REAR GARDEN ** TANDEM GARAGE ** GATED GENEROUS DRIVEWAY ** VIEWING IS ESSENTIAL ****

Webbs Estate Agents have pleasure in offering this fantastic detached family home, situated on a enviable corner plot, deceptively spacious and having outstanding potential. Being close to all local amenities, shops and schools this beautiful home briefly comprises: entrance porch, through hallway, study, lounge, open plan kitchen/dining room with aspect and sliding doors onto garden, utility room with WC, internal door to the tandem garage.

To the first floor the property has three very generous bedrooms, refitted family bathroom and en-suite shower room to the master bedroom, externally this property has stunning private landscaped rear gardens with patio seating areas, gated access to the rear, driveway and tandem garage. Viewing HIGHLY Recommended. Call 01922 663399 for a viewing.

Key Features

- OUTSTANDING POTENTIAL
- VIEWING ESSENTIAL
- GENEROUS LOUNGE
- BATHROOM & ENSUITE
- PRIVATE DRIVEWAY
- DECEPTIVELY SPACIOUS
- IMPRESSIVE KITCHEN DINER
- THREE BEDROOMS
- DOUBLE GARAGE
- GENEROUS GARDENS

Rooms and Dimensions

Entrance Hallway

Lounge

18'4" x 13'10" (5.60m x 4.24m)

Spacious Kitchen Diner

23'11" x 10'5"m (7.30m x 3.2mm)

Utility Room

7'9" x 7'5" (2.37m x 2.28m)

Study

9'0" x 7'5" (2.76m x 2.28m)

Landing

Bedroom One

15'1" x 13'9" (4.60m x 4.20m)

Ensuite

Bedroom Two

14'9" x 14'5" (4.50m x 4.40m)

Bedroom Three

11'8" x 10'9" (3.58m x 3.30m)

Family Bathroom

Garage

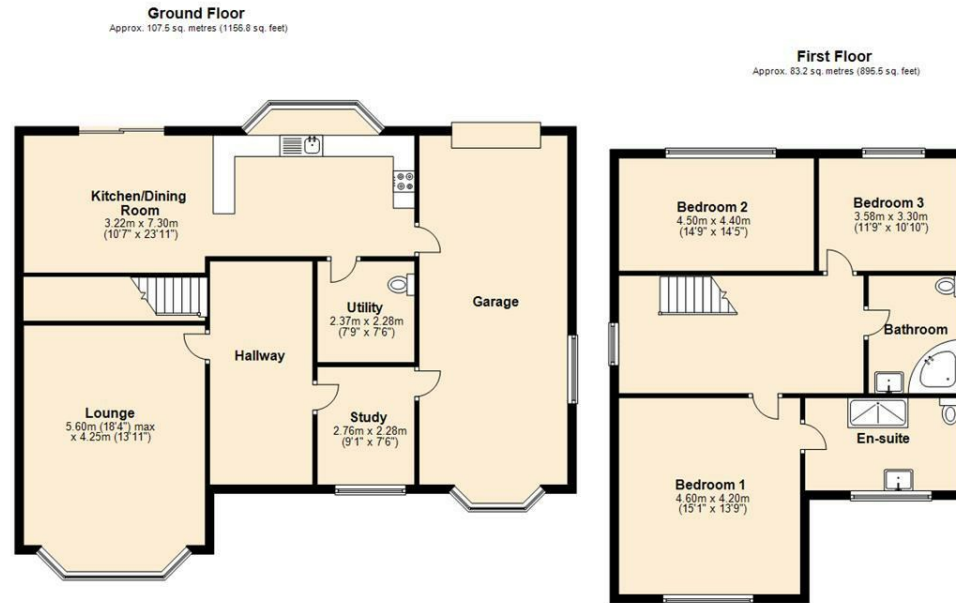
Driveway

Front & Rear Gardens

Material Information WB







Total area: approx. 190.7 sq. metres (2052.4 sq. feet)

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
Best energy efficiency - lower energy costs 100-105 kWh/m ² /year A		Best environmental impact - lower CO ₂ emissions 100-105 g/m ² /year A	
105-110 kWh/m ² /year B		105-110 g/m ² /year B	
110-115 kWh/m ² /year C		110-115 g/m ² /year C	
115-120 kWh/m ² /year D		115-120 g/m ² /year D	
120-130 kWh/m ² /year E		120-130 g/m ² /year E	
130-140 kWh/m ² /year F		130-140 g/m ² /year F	
140-150 kWh/m ² /year G		140-150 g/m ² /year G	
150+ kWh/m ² /year G		150+ g/m ² /year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	