



M
PROUD
GUILD
MEMBER
GUILD
PROPERTY
EXCELLENCE

Wolverhampton Road | Walsall | WS3 4AA
Offers In The Region Of £365,000

 **Webbs**
estate agents

Summary

WOW! Webbs Estate Agents are absolutely delighted to offer for sale this exceptional family home located in a very much sought after area of Pelsall. **RARE OPPORTUNITY TO PURCHASE THIS STYLE OF HOME**

Boasting a truly stunning internal decor throughout and being particularly substantial internally, we believe a viewing of this really wonderful home is absolutely essential to appreciate its size and condition.

PLANNING PERMISSION FOR FURTHER FIRST FLOOR BEDROOM AND BATHROOM

Briefly comprising of porchway, hallway, spacious lounge and dining area, large conservatory, breakfast kitchen, lobby with storage, ground floor Wc, three bedrooms, family bathroom, impressive driveway for many vehicles, garage and a wonderfully private and landscaped rear garden. A real treat!

Key Features

- ABSOLUTELY STUNNING FAMILY HOME
- PLANNING FOR FOURTH BEDROOM AND EN-SUITE
- SUBSTANTIAL LOUNGE AND DINING ROOM
- BREAKFAST KITCHEN
- GARAGE AND HUGE DRIVEWAY. LANDSCAPED PRIVATE REAR GARDEN
- THREE LARGE BEDROOMS
- GRAND HALLWAY AND LANDING
- CONSERVATORY
- REAR LOBBY WITH LOTS OF STORAGE
- NO UPWARD CHAIN

Rooms and Dimensions

PORCHWAY

ENTRANCE HALLWAY

LOUNGE

14'04 x 15'63 (4.37m x 4.57m)

DINING ROOM (OFF LOUNGE)

10'57 x 9'44 (3.05m x 2.74m)

LARGE CONSERVATORY

16'34 max x 10'56 max (4.88m max x 3.05m max)

BREAKFAST KITCHEN

12 x 10'16 (3.66m x 3.05m)

REAR LOBBY WITH LARGE STORAGE AREA

GUEST WC

FIRST FLOOR LANDING

BEDROOM ONE

11'91 x 13'37 (3.35m x 3.96m)

BEDROOM TWO

11'96 x 9'98 (3.35m x 2.74m)

BEDROOM THREE

7'18 x 9'64 (2.13m x 2.74m)

LARGE AND MODERN FAMILY BATHROOM

VERY PRIVATE REAR LANDSCAPED GARDEN

LARGE DRIVEWAY FOR MANY CARS

GARAGE

PLANNING PERMISSION FIRST FLOOR EXTENSION

INCREDIBLE FAMILY HOME

MUST BE VIEWED





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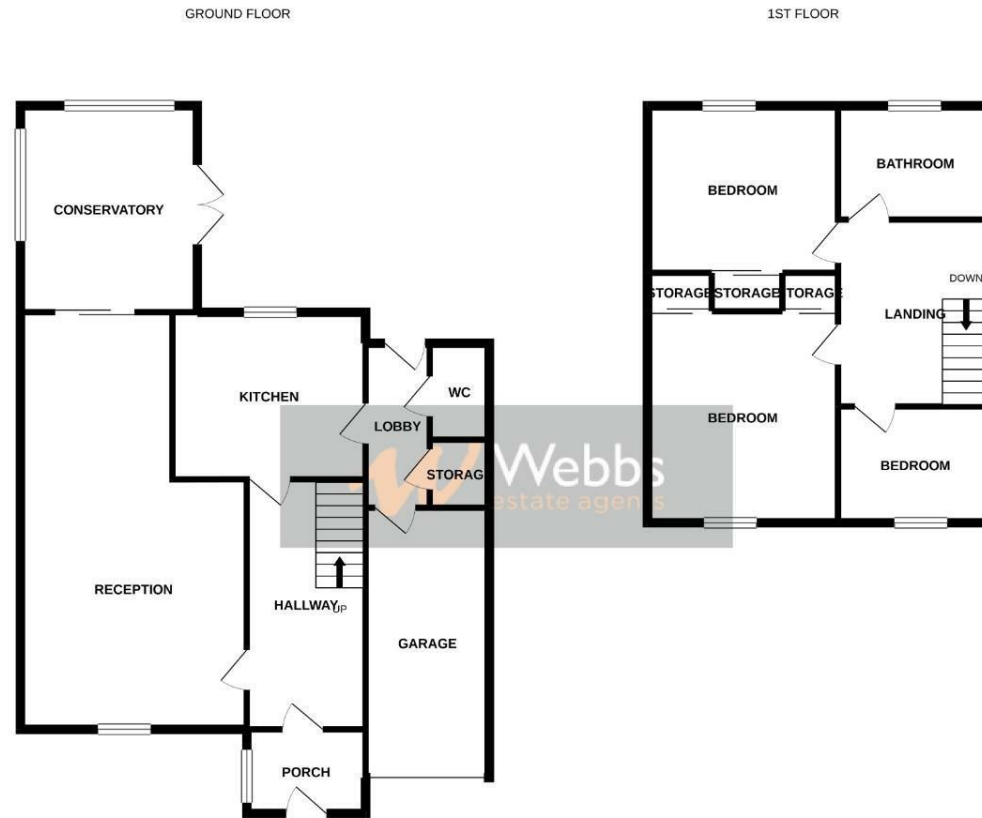
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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: A 100-155 kWh/m ² /year (typical)		Environmental Impact (CO ₂) Rating: B 100-155 g/m ² /year (typical)	
Energy Efficiency Rating: B 81-100 kWh/m ² /year (typical)		Environmental Impact (CO ₂) Rating: C 100-155 g/m ² /year (typical)	
Energy Efficiency Rating: C 61-80 kWh/m ² /year (typical)		Environmental Impact (CO ₂) Rating: D 100-155 g/m ² /year (typical)	
Energy Efficiency Rating: D 41-60 kWh/m ² /year (typical)		Environmental Impact (CO ₂) Rating: E 100-155 g/m ² /year (typical)	
Energy Efficiency Rating: E 21-40 kWh/m ² /year (typical)		Environmental Impact (CO ₂) Rating: F 100-155 g/m ² /year (typical)	
Energy Efficiency Rating: F 1-20 kWh/m ² /year (typical)		Environmental Impact (CO ₂) Rating: G 100-155 g/m ² /year (typical)	
Energy Efficiency Rating: G 1-15 kWh/m ² /year (typical)		Environmental Impact (CO ₂) Rating: H 100-155 g/m ² /year (typical)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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