



Mentor Close | Walsall | WS2 8BJ

Offers Over £260,000

 **Webbs**
estate agents

Summary

**** BEAUTIFUL DETACHED HOME ** THREE DOUBLE BEDROOMS ** ENSUITE ** GUEST WC ** SPACIOUS LOUNGE ** KITCHEN/DINER ** FRONT & REAR GARDENS ** OFF ROAD PARKING ** WELL PRESENTED THROUGHOUT ** REMAINDER OF NHBC BUILDERS WARRANTY ** LANDSCAPED GARDEN ** INSULATED OFFICE / GARDEN ROOM ** DRIVEWAY ** PRIVATE UNADOPTED ROAD ****

WEBBS ESTATE AGENTS are pleased to bring to the market this lovely THREE-BEDROOM DETACHED HOME on Mentor Close, part of a modern development and close to plenty of local amenities including schools, shops great transport links and walking distance to town centre. Internally comprising of an entrance hallway, spacious lounge, kitchen/diner and guest WC on the ground floor. Upstairs features THREE bedroom with ENSUITE to main bedroom and family bathroom. Externally there is off road parking to the front, front garden and enclosed rear garden with fabulous insulated office / garden room. An ideal family home that is well presented throughout. Call us TODAY to arrange your early viewing.

Key Features

- FABULOUS DETACHED HOME
- THREE BEDROOMS
- DUAL ASPECT LOUNGE
- GUEST WC
- FRONT & REAR GARDENS
- REMAINDER OF BUILDERS NHBC WARRANTY
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- MODERN KITCHEN DINER
- PRIVATE DRIVEWAY
- INSULATED OFFICE / GARDEN ROOM

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

LOUNGE

11'8" x 15'8" (3.58m x 4.80m)

KITCHEN DINER

15'8" x 9'3" (4.78m x 2.82m)

GUEST WC

LANDING

BEDROOM ONE

11'5" x 10'4" (3.48m x 3.17m)

ENSUITE SHOWER ROOM

BEDROOM TWO

9'8" x 11'9" (2.95m x 3.59m)

BEDROOM THREE

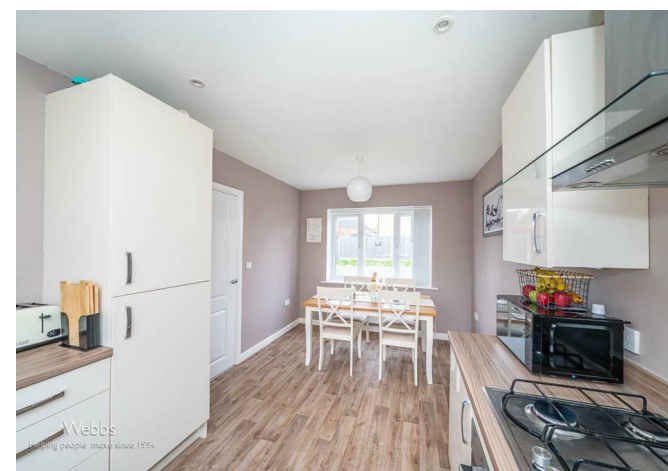
11'8" x 6'5" (3.58m x 1.96m)

FAMILY BATHROOM

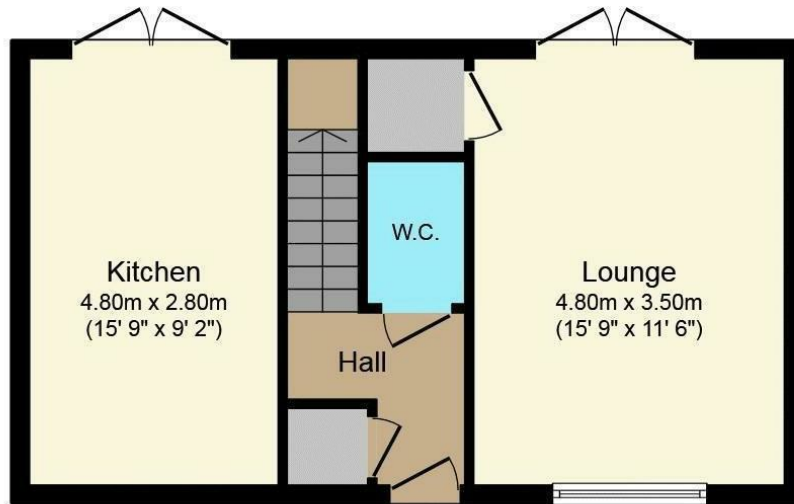
PRIVATE DRIVEWAY

FRONT & REAR GARDENS

INSULATED OFFICE / GARDEN ROOM

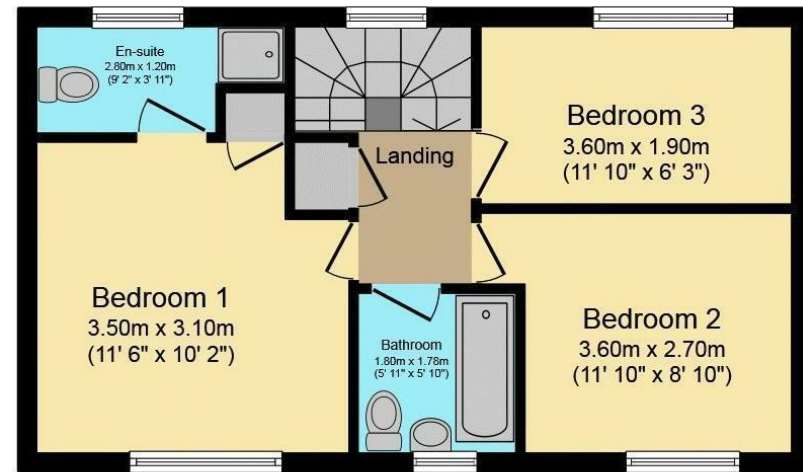






Ground Floor

Floor area 40.8 sq.m. (439 sq.ft.) approx



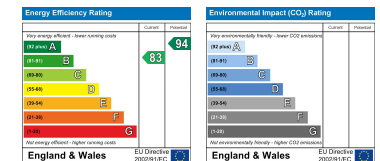
First Floor

Floor area 40.8 sq.m. (439 sq.ft.) approx

Total floor area 81.6 sq.m. (878 sq.ft.) approx

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