



Webbs

Helping people in love since 1994

**Enterprise Grove | Walsall | WS3 4PY**

**Offers In Excess Of £440,000**

 **Webbs**  
estate agents

## Summary

**\*\* HIGHLY IMPRESSIVE MODERN FAMILY SIZED DETACHED RESIDENCE \*\* FOUR GOOD SIZED BEDROOMS \*\* IMPROVED AND MAINTAINED TO A HIGH STANDARD \*\* HIGHLY REGARDED AND QUIET CUL - DE - SAC LOCATION \*\* EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS \*\* LANDSCAPED PRIVATE LOW MAINTENANCE REAR GARDEN \*\* SPACIOUS MAIN LIVING ROOM \*\* SITTING ROOM/STUDY/OFFICE \*\* KITCHEN \*\* DINING ROOM \*\* CONSERVATORY \*\* UTILITY/LAUNDRY ROOM \*\* MODERN BATHROOM, EN - SUITE AND GUEST CLOAKS/WC \*\* GENEROUS DRIVEWAY AND A DETACHED DOUBLE GARAGE \*\* DON'T BE DISAPPOINTED EARLY VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to bring to the market this impressive detached home set on a lovely lot and improved to a high standard creating spacious, light and modern living accommodation throughout whilst occupying a nice position in a quiet cul - de - sac within the highly regarded estate.

In brief consisting of an entrance porch, reception hallway, guest cloakroom/WC, living room, kitchen, dining room, utility room, sitting room/study and conservatory, to the first floor we have a superb master bedroom with modern en-suite, there are a further three good sized bedrooms and a modern family bathroom, externally the property has a generous front driveway and garden providing ample parking, a detached double garage, the rear garden is beautifully landscaped providing a lovely outside entertaining space. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT, CALL US ON 01922 663399

## Key Features

- HIGHLY IMPRESSIVE MODERN DETACHED PROPERTY
- FOUR GOOD SIZED BEDROOMS
- MODERN KITCHEN AND LAUNDRY/UTILITYROOM
- CONSERVATORY
- PRIVATE AND ENCLOSED LANDSCPED REAR GARDEN
- VERY WELL MAINTAINED THROUGHOUT AND DESIRABLE LOCATION
- MODERN BATHROOM, EN SUITE AND GUEST WC
- THREE RECEPTION ROOMS
- DETACHED DOUBLE GARAGE AND GENEROUS DRIVEWAY
- SET IN A QUIET CUL DE SAC LOCATION

## Rooms and Dimensions

### Entrance porch

### Reception hall

### Guest WC

### Study/office

10'11" x 8'1" (3.33m x 2.48m)

### Dining room

11'6" x 10'5" (3.52m x 3.18m)

### Living room

13'3" x 13'10" (4.06m x 4.23m)

### Conservatory

12'5" x 10'2" (3.81m x 3.10m)

### Kitchen

12'5" x 10'0" (3.81m x 3.07m)

### Laundry/utility room

8'1" x 5'9" (2.47m x 1.77m)

### First floor landing

### Bedroom one

12'0" max 8'7" min x 16'5" (3.66m max 2.62m min x 5.02m)

### En suite

### Bedroom two

10'5" x 8'2" (3.19m x 2.50m)

### Bedroom three

9'1" x 8'8" (2.78m x 2.66m)

### Bedroom four

10'4" x 7'0" (3.17m x 2.15m)

### Family bathroom

7'3" x 5'7" (2.22m x 1.71m)

### Generous front driveway

### Detached double garage

18'11" x 16'6" (5.79m x 5.03m)

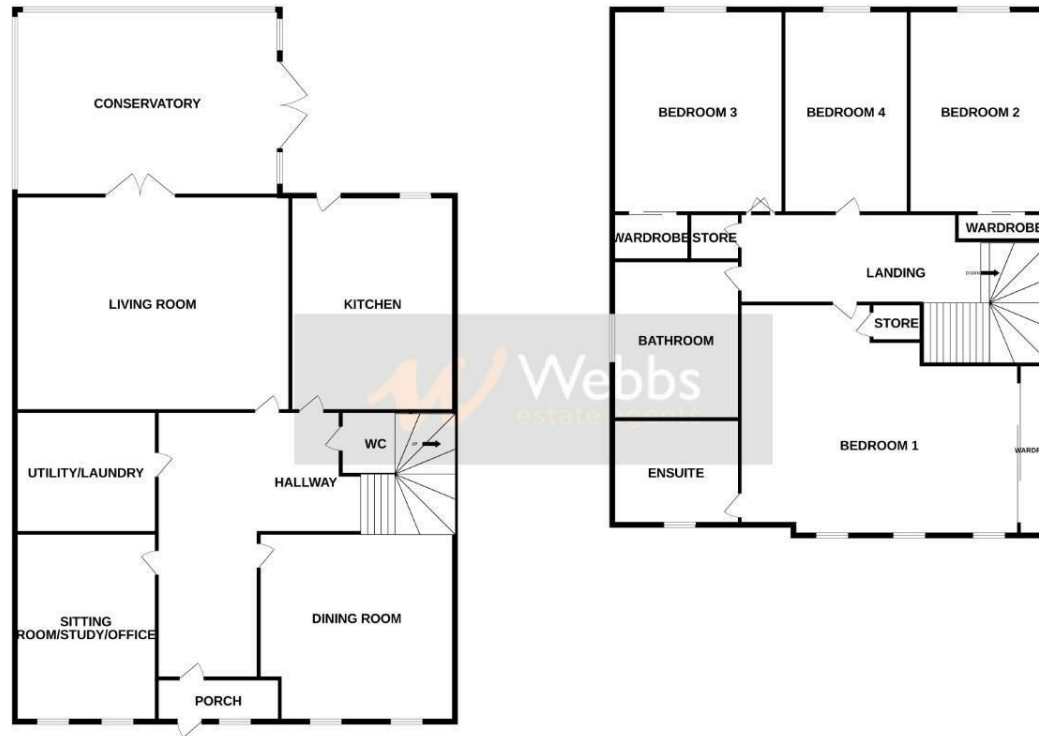
### Private and enclosed rear garden





GROUND FLOOR

1ST FLOOR



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.  
Made with Metropax ©2024

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 <sub>2</sub> ) Rating  |   |
|--|--|---|---|
| Current  | Potential  | Current   | Potential   |
| <p>Buyer's average energy cost - lower energy costs are better</p> <p>100-150 £/annum <b>A</b></p> <p>150-200 £/annum <b>B</b></p> <p>200-250 £/annum <b>C</b></p> <p>250-300 £/annum <b>D</b></p> <p>300-350 £/annum <b>E</b></p> <p>350-400 £/annum <b>F</b></p> <p>400-450 £/annum <b>G</b></p> | <p>Buyer's potential energy cost - lower energy costs are better</p> <p>100-150 £/annum <b>A</b></p> <p>150-200 £/annum <b>B</b></p> <p>200-250 £/annum <b>C</b></p> <p>250-300 £/annum <b>D</b></p> <p>300-350 £/annum <b>E</b></p> <p>350-400 £/annum <b>F</b></p> <p>400-450 £/annum <b>G</b></p> | <p>Buyer's average CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions are better</p> <p>100-150 g/kWh <b>A</b></p> <p>150-200 g/kWh <b>B</b></p> <p>200-250 g/kWh <b>C</b></p> <p>250-300 g/kWh <b>D</b></p> <p>300-350 g/kWh <b>E</b></p> <p>350-400 g/kWh <b>F</b></p> <p>400-450 g/kWh <b>G</b></p> | <p>Buyer's potential CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions are better</p> <p>100-150 g/kWh <b>A</b></p> <p>150-200 g/kWh <b>B</b></p> <p>200-250 g/kWh <b>C</b></p> <p>250-300 g/kWh <b>D</b></p> <p>300-350 g/kWh <b>E</b></p> <p>350-400 g/kWh <b>F</b></p> <p>400-450 g/kWh <b>G</b></p> |
| <p>EU Directive 2002/91/EC</p>   | <p>EU Directive 2002/91/EC</p>   | <p>EU Directive 2002/91/EC</p>  | <p>EU Directive 2002/91/EC</p>  |