



Webbs
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Stafford Road | Walsall | WS3 3PG

Asking Price £567,000

 Webbs
estate agents

Summary

****STUNNING FOUR BEDROOM DETACHED PERIOD PROPERTY** CHARACTERFUL RESIDENCE** AFFULENT AND DESIRABLE AREA** GATED ENTRANCE** GARAGE** CONSERVATORY TO THE REAR** ORIGINAL FEATUTURES THROUGHOUT** LARGE REAR GARDEN** SEPERATE UTILTIY AND GUEST WC** VIEWING IS HIGHLY RECCOMENED****

Webbs estate agents are delighted to present a rear opportunity to purchase a traditionally styled detached property of such individuality and character. Situated on one of the boroughs most affluent postcode districts, the gated entrance leads to a wealth of period charm dating back to the 1920's which in brief comprises of: Enclosed porch, oak panelled reception hall, two large drawing rooms, modern conservatory, breakfast room, kitchen, guest cloaks/WC, four bedrooms, bathroom, garage, sweeping driveway and a sizable private and enclosed rear garden.

Call today to secure your viewing on 01922 663399.

Key Features

- STUNNING FOUR BEDROOM DETACHED
- DATING BACK TO THE 1920'S
- SWEEPING DRIVE AND GARAGE
- BREAKFAST KITCHEN
- FOUR GOOD SIZED BEDROOMS
- CHARACTERFUL
- GATED ENTRANCE
- THREE RECPETION ROOMS
- SEPERATE UTILITY AND WC
- CALL TODAY ON 01922 663399 TO SECURE YOUR VIEWING

Rooms and Dimensions

Porch

Entrance Hall

9'3" x 14'2" (2.824m x 4.340m)

Reception Room One

15'2" x 13'1",1601'0" (4.630m x 4,488m)

Reception Room Two

11'7" x 15'10" (3.531m x 4.849)

Consevatory

13'4" x 13'0" (4.084m x 3.984)

Kitchen Diner

23'11" x 13'9" (7.307m x 4.216)

Utility

11'7" x 5'1" (3.537m x 1.562m)

Garage

13'0" x 15'0" (3.9711m x 4.579m)

Bedroom One

13'9" x 15'1" (4.211m x 4.621m)

En Suite

9'1" x 2'10" (2.791m x 0.867)

Bedroom Two

16'5" x 13'1",72'2" (5.025m x 4,022m)

Bedroom Three

13'10" x 11'10" (4.217m x 3.631m)

Bedroom Four

8'10" x 8'4" (2.712m x 2.549)

Bathroom

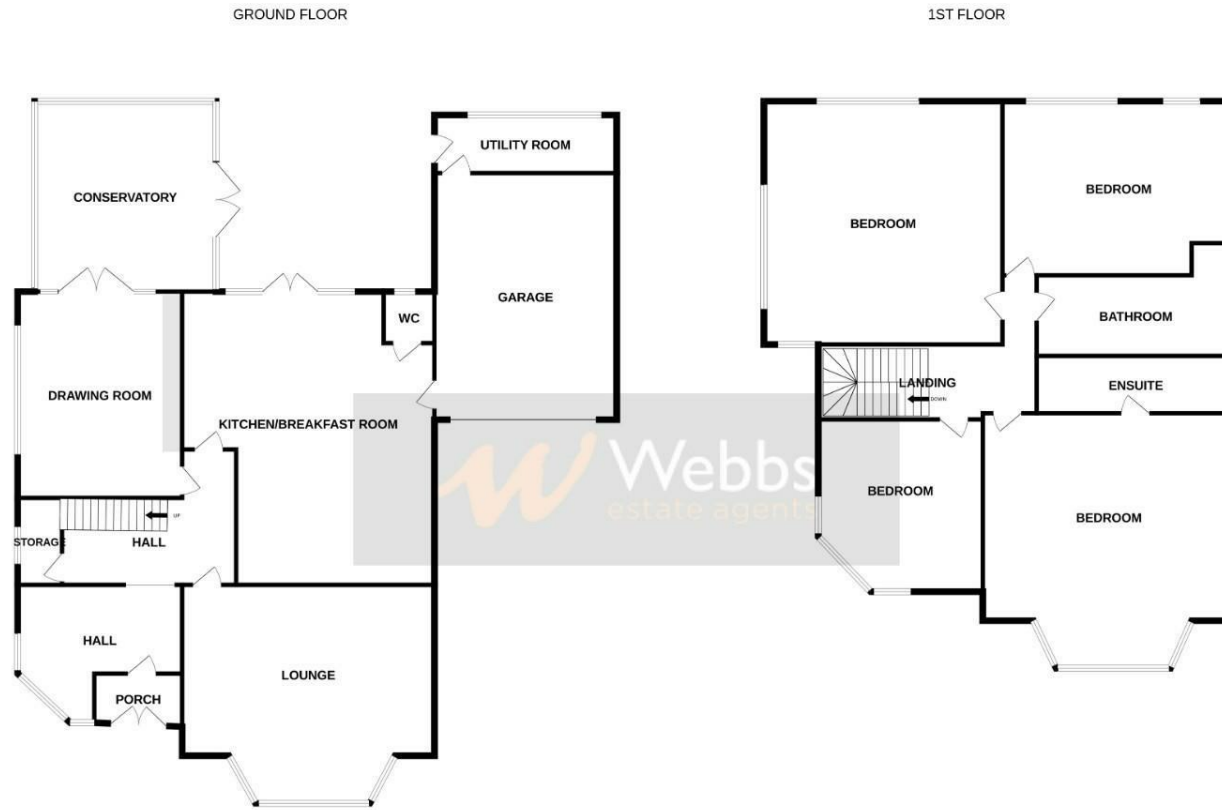
11'0" x 9'6" (3.357m x 2.907)

Rear Garden

Gated Driveway







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 100-125 kWh/m ² /year (kWh/m ² /year energy costs)		Environmental Impact (CO ₂) Rating: A 100-125 g/m ² /year (g/m ² /year CO ₂ emissions)	
100-125 kWh/m ² /year (kWh/m ² /year energy costs)		100-125 g/m ² /year (g/m ² /year CO ₂ emissions)	
125-150 kWh/m ² /year (kWh/m ² /year energy costs)		125-150 g/m ² /year (g/m ² /year CO ₂ emissions)	
150-175 kWh/m ² /year (kWh/m ² /year energy costs)		150-175 g/m ² /year (g/m ² /year CO ₂ emissions)	
175-200 kWh/m ² /year (kWh/m ² /year energy costs)		175-200 g/m ² /year (g/m ² /year CO ₂ emissions)	
200-225 kWh/m ² /year (kWh/m ² /year energy costs)		200-225 g/m ² /year (g/m ² /year CO ₂ emissions)	
225-250 kWh/m ² /year (kWh/m ² /year energy costs)		225-250 g/m ² /year (g/m ² /year CO ₂ emissions)	
250-300 kWh/m ² /year (kWh/m ² /year energy costs)		250-300 g/m ² /year (g/m ² /year CO ₂ emissions)	
300+ kWh/m ² /year (kWh/m ² /year energy costs)		300+ g/m ² /year (g/m ² /year CO ₂ emissions)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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