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Stafford Road | Walsall | WS3 3PG

Offers In Excess Of £450,000

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estate agents

Summary

****EXTENDED TRADITIONAL BAY FRONTED FOUR BEDROOM DETACHED HOME** NO CHAIN** LARGE DRIVE TO THE FRONT** LARGE LANDSCAPED REAR GARDEN WITH HOT TUB** REFITTED KITCHEN** REFITTED BATHROOM** THREE RECEPTION ROOMS** IMMACULATE THROUGHOUT ** VIEWING IS ESSENTIAL****

Webbs estate agents are pleased to bring to market this extended traditional bay fronted four bedroom home, this property has undergone extensive works by its current owners to present it in its immaculate condition it is today. This home is nestled on the popular Stafford Road being a close proximity to Bloxwich high street boasting a variety of local shops, schools and amenities.

In brief this home comprises of: entrance porch, hall, bay fronted living room, lounge with feature fireplace, orangery with views into the garden, refitted kitchen complete with Quartz work surface, utility area, garage and guest WC.

On the first floor there are four generously sized bedrooms, with three doubled and a smaller single bedroom/office to the front of the home to complete this floor is the sizable refitted four piece family bathroom.

Key Features

- TRADITIONAL BAY FRONTED DETACHED HOME **NO CHAIN**
- REFITTED KITCHEN WITH QUARTZ WORK SURFACES
- THREE GOOD SIZED BEDROOMS AND A SINGLE
- GATED DRIVEWAY
- CLOSE TO LOCAL SHOPS,SCHOOLS AND AMENITES
- EXTENDED
- REFITTED BATHROOM
- GARAGE
- LARGE REAR GARDEN
- VIEWING IS HIGHLY RECCOMENDED

Rooms and Dimensions

Porch

Hall

Reception Room One

13'9" x 11'9" (4.20m x 3.59m)

Reception Room Two

20'1" x 11'8" (6.13m x 3.56m)

Conseatory

20'2" x 10'6" (6.17m x 3.22m)

Kitchen

Utility area/ Garage

Landing

Bedroom One

11'11" x 11'8" (3.65m x 3.56m)

Bedroom Two

11'8" x 11'8" (3.57m x 3.56m)

Bedroom Three

14'7" x 6'10" (4.47m x 2.10m)

Bedroom Four

6'10" x 8'5" (2.10m x 2.57m)

Drive

Rear Garden





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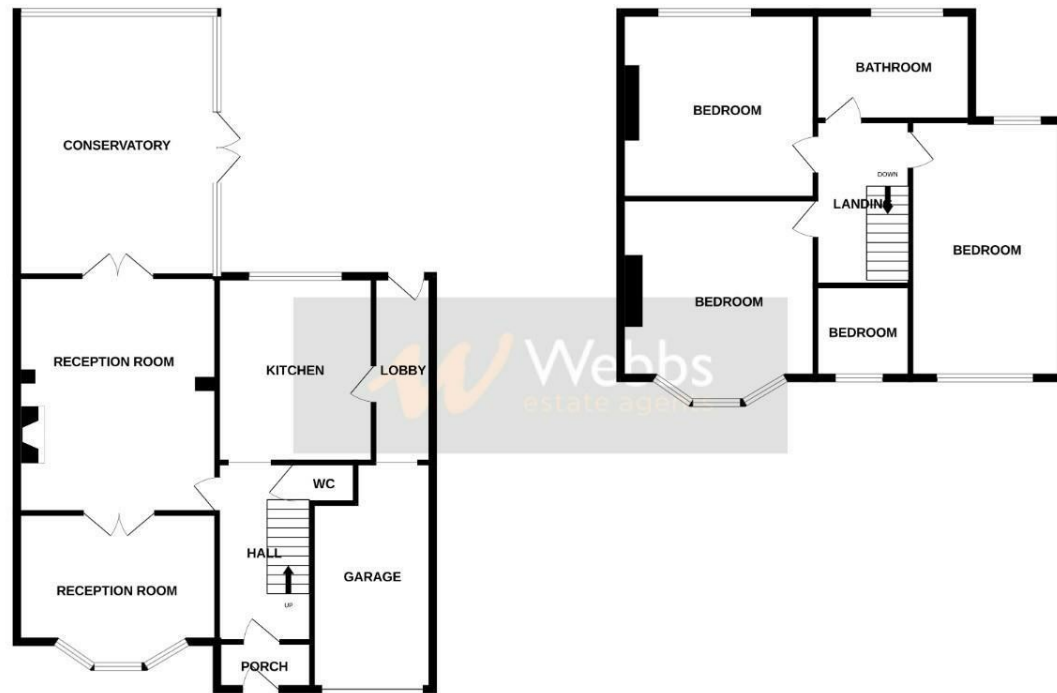
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GROUND FLOOR

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.
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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 100-105 kWh/m ² per year (excluding water heating) 100-105 kWh/m ² per year (including water heating) | Energy Efficiency Rating: B 80-100 kWh/m ² per year (excluding water heating) 80-100 kWh/m ² per year (including water heating) | Environmental Impact (CO ₂) Rating: B3 100-105 g/m ² per year (excluding water heating) 100-105 g/m ² per year (including water heating) | Environmental Impact (CO ₂) Rating: B 80-100 g/m ² per year (excluding water heating) 80-100 g/m ² per year (including water heating) |
| EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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