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Hall Lane | Walsall | WS3 4JQ

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## Summary

**\*\*LARGE EXTENDED FOUR BEDROOM DETACHED HOME\*\* GARAGE TO THE REAR\*\* DRIVEWAY TO THE FRONT AND REAR\*\* LARGE CORNER PLOT\*\* LANDSCAPED FRONT AND REAR GARDEN\*\* TWO RECEPTION ROOMS\*\* SEPERATE UTILITY ROOM\*\* GUEST WC\*\* FITTED KITCHEN WITH INTERGRATED APPLIANCES\*\* FOUR DOUBLE BEDROOMS\*\* DESIRABLE LOCATION\*\***

Webbs Estate Agents have the privilege of offering this large four bedroom detached home for sale. Situated in an enviable location, being close to all local amenities, this executive family home offers convenience and space.

On approach to this home there is a large block paved frontage suitable for numerous cars along side feature boarders and planters comprising of mature trees and shrubs.

Internally this home boasts, entrance porch, hall, guest WC, large lounge with feature fire place, separate dining room, fitted kitchen with a selection of integrated appliances and separate utility room. On the first floor there are four generously sized bedrooms and family bathroom all accessed from the central landing.

To the there there is a private and enclosed landscaped rear garden with access into the garage and a further driveway to the rear.

Call Webbs on 01922 663399 to secure your viewing on the fabulous family home.

## Key Features

- LARGE FOUR BED DETACHED FAMILY HOME
- TWO RECPETION ROOMS
- GARAGE TO THE REAR
- GUEST WC
- CLOSE TO ALL LOCAL AMENITIES
- LARGE CORNER PLOT
- FITTED KITCHEN WITH SEPERATE UTILITY
- LANDSCAPED FRONT AND REAR GARDENS
- DESIRABLE LOCATION
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING

## Rooms and Dimensions

### Entrance Porch

### Entrance Hall

### Lounge

21'3" x 11'1" (6.494m x 3.385m)

### Dining Room

14'9" c 12'3" (4.504m c 3.742m)

### Kitchen

14'6" x 12'10" (4.428m x 3.931m)

### Utility Room

4'9" x 9'2" (1.461m x 2.808m)

### Guest WC

### First Floor

#### Bedroom One

14'8" x 10'11" (4.478m x 3.346m)

#### Bedroom Two

13'1" x 10'10" (3.995m x 3.306m)

#### Bedroom Three

13'9" x 8'10" (4.203m x 2.716m)

#### Bedroom Four

9'7" x 8'1" (2.944m x 2.485m)

### Garage

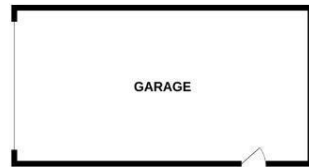
13'7" x 15'7" (4.145m x 4.754m)



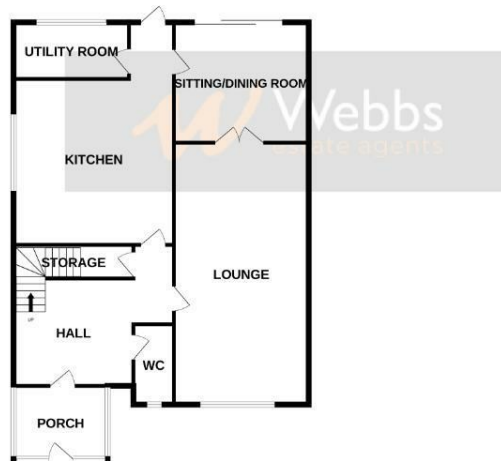
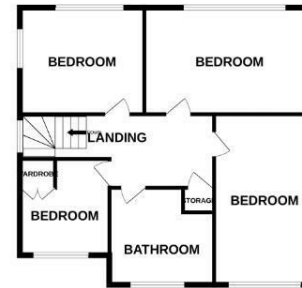




GROUND FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: <b>A</b> 100-125 kWh/m <sup>2</sup> /year energy costs		Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b> 100-125 g/m <sup>2</sup> /year CO <sub>2</sub> emissions	
100-125 kWh/m <sup>2</sup> /year energy costs	67	100-125 g/m <sup>2</sup> /year CO <sub>2</sub> emissions	67
125-150 kWh/m <sup>2</sup> /year energy costs		125-150 g/m <sup>2</sup> /year CO <sub>2</sub> emissions	
150-175 kWh/m <sup>2</sup> /year energy costs		150-175 g/m <sup>2</sup> /year CO <sub>2</sub> emissions	
175-200 kWh/m <sup>2</sup> /year energy costs		175-200 g/m <sup>2</sup> /year CO <sub>2</sub> emissions	
200-250 kWh/m <sup>2</sup> /year energy costs		200-250 g/m <sup>2</sup> /year CO <sub>2</sub> emissions	
250-300 kWh/m <sup>2</sup> /year energy costs		250-300 g/m <sup>2</sup> /year CO <sub>2</sub> emissions	
300+ kWh/m <sup>2</sup> /year energy costs		300+ g/m <sup>2</sup> /year CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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