



Wolverhampton Road | Walsall | WS3 4AD

£595,000

 **Webbs**  
estate agents

## Summary

**\*\*FIVE BEDROOMS DETACHED\*\* TWO ENSUITE AND WALK IN WARDROBE BEDROOMS\*\* TWO RECEPTION ROOMS\*\* LARGE BREAKFAST KITCHEN\*\* SEPARATE UTILITY ROOM\*\* GUEST WC\*\* GARAGE\*\* LARGE PLOT\*\* BLOCK PAVED DRIVEWAY\*\* LARGE REAR GARDEN\*\* DECEPTIVELY SPACIOUS\*\* POPULAR LOCATION\*\***

Webbs Estate Agents are pleased to bring to market this well presented FIVE BEDROOM THREE BATHROOM detached family home, situated in the popular area of Pelsall the location boasts being close to all local amenities including shops, schools and all transport and road links.

In brief this home comprises of: large block paved driveway to the front with access into the sizable garage and access down the side of the home into the garden.

Internally there is an entrance porch, hall, guest WC, understairs storage, lounge with feature bay window, large L shaped reception rooms with skylights and folding doors, wonderful breakfast kitchen with central island and separate WC.

On the first floor there are four generous bedrooms one of which offering dressing room and en suite, and a separate family bathroom.

## Key Features

- FIVE BEDROOM DETACHED
- TWO RECEPTION ROOMS
- TWO ENSUITE BEDROOMS
- REFITTED BATHROOM
- LARGE PLOT
- SPACIOUS BREAKFAST KITCHEN
- SEPARATE UTILITY AND GUEST WC
- TWO DRESSING ROOMS IN BEDROOMS
- SENSATIONAL HOME
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING

## Rooms and Dimensions

### Entrance Porch

### Hallway

### Guest WC

### Reception Room One

13'10" x 10'7" (4.218m x 3.226m)

### L Shaped Reception Room

21'2" x 22'3" (6.466m x 6.797m)

### Breakfast Kitchen

15'2" x 18'4" (4.646m x 5.598m)

### Utility Room

7'3" x 8'8" (2.235m x 2.667m)

### Bedroom One

12'2" x 18'7" (3.732m x 5.666m)

### En Suite

6'2" x 11'5" (1.901m x 3.484m)

### Dressing Room

9'9" x 7'1" (2.972m x 2.177m)

### Storage Area

5'5" x 6'3" (1.671m x 1.907m)

### Bedroom Two

10'5" x 14'0" (3.190m x 4.279m)

### En Suite

9'5" x 8'2" (2.879m x 2.504m)

### Dressing Room

8'1" x 8'2" (2.486m x 2.500m)

### Bedroom Three

8'2" x 9'3" (2.503m x 2.829m)

### Bedroom Four

8'3" x 8'10" (2.526m x 2.699m)

### Bedroom Five

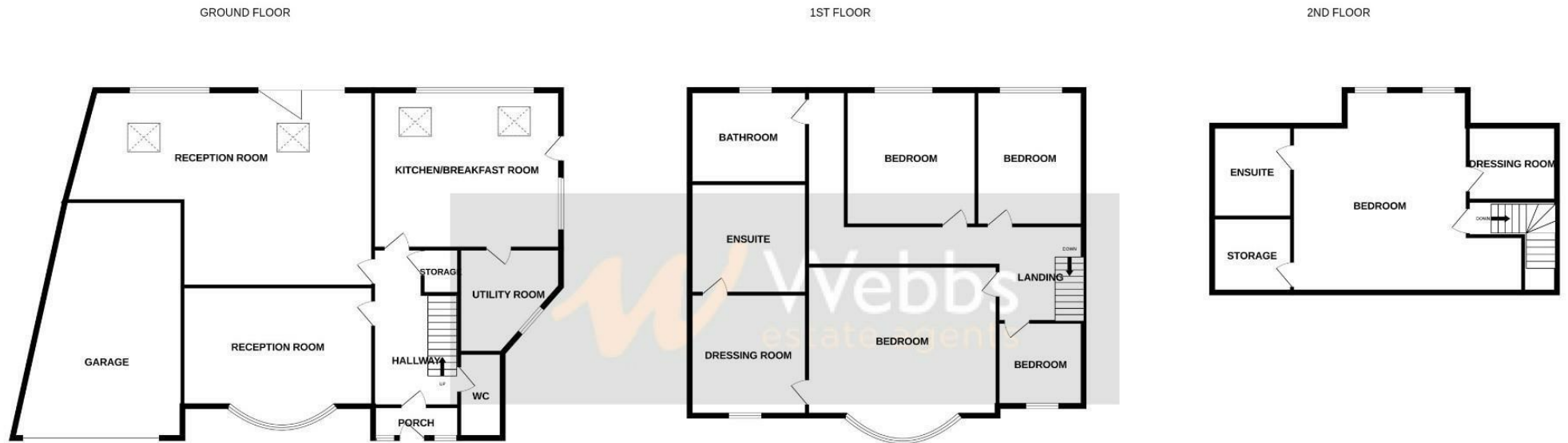
5'8" x 6'4" (1.736m x 1.941m)

### Bathroom

6'5" x 8'2" (1.958m x 2.502m)







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
Best energy efficiency - lowest energy costs 100-120 kWh/m <sup>2</sup> /year <b>A</b>	73	Best environmental impact - lowest CO <sub>2</sub> emissions 100-120 g/m <sup>2</sup> /year <b>A</b>	82
120-135 kWh/m <sup>2</sup> /year <b>B</b>		120-135 g/m <sup>2</sup> /year <b>B</b>	
135-150 kWh/m <sup>2</sup> /year <b>C</b>		135-150 g/m <sup>2</sup> /year <b>C</b>	
150-170 kWh/m <sup>2</sup> /year <b>D</b>		150-170 g/m <sup>2</sup> /year <b>D</b>	
170-200 kWh/m <sup>2</sup> /year <b>E</b>		170-200 g/m <sup>2</sup> /year <b>E</b>	
200-250 kWh/m <sup>2</sup> /year <b>F</b>		200-250 g/m <sup>2</sup> /year <b>F</b>	
250+ kWh/m <sup>2</sup> /year <b>G</b>		250+ g/m <sup>2</sup> /year <b>G</b>	
EU Directive 2002/91/EC <b>England &amp; Wales</b>		EU Directive 2002/91/EC <b>England &amp; Wales</b>	

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

