



Mallard Close | Walsall | WS3 5BZ

£345,000

 **Webbs**
estate agents

Summary

** MODERN EXTENDED FAMILY SIZED DETACHED HOME ** POPULAR RESIDENTIAL LOCATION ** IMPROVED AND WELL PRESENTED THROUGHOUT ** EASY ACCESS TO SCHOOLS, SHOPS AND AMENITIES ** FOUR VERY GOOD SIZED BEDROOMS ** SPACIOUS MAIN LIVING ROOM ** CONSERVATORY ** GUEST WC ** LARGE OPEN PLAN FAMILY KITCHEN ** DINING ROOM ** FAMILY BATHROOM ** WELL MAINTAINED PRIVATE AND ENCLOSED REAR GARDEN ** ** DOUBLE DRIVEWAY PROVIDING AMPLE PARKING SPACE ** GARAGE **

Webbs Estate Agents are pleased to bring to the market this family sized detached home improved and extended and situated within a popular residential location close to local amenities, shops and schools. In brief consisting of a Entrance porch, reception hallway, living room, open plan fitted family kitchen , dining room, conservatory and guest WC. To the first floor we have four good sized bedrooms and a family bathroom, externally the property has a double width front driveway providing ample parking, a single garage , the rear garden is private and enclosed providing . EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT , CALL US ON 01922 663399.

Key Features

- WELL PRESENTED, EXTENDED AND IMPROVED DETACHED HOME
- FOUR BEDROOMS
- LARGE OPEN PLAN FAMILY KITCHEN
- DOUBLE DRIVEWAY AND PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- POPULAR AND CONVENIENT LOCATION
- LIVING ROOM, DINING ROOM AND CONSERVATORY
- FAMILY BATHROOM AND GUEST WC
- GARAGE

Rooms and Dimensions

Entrance porch

Reception hall

Living room

19'1" into bay x 12'0" (5.84m into bay x 3.67m)

Dining room

10'0" x 9'10" (3.06m x 3.02m)

Kitchen family room

17'1" max 14'3" max (5.23m max 4.35m max)

Conservatory

19'4" x 4'1" (5.91m x 1.25m)

Guest WC

First floor landing

Bedroom one

13'3" max into bay x 12'2" (4.05m max into bay x 3.73m)

Bedroom two

10'3" 9'4" (3.14m 2.85m)

Bedroom three

7'4" x 7'4" (2.25m x 2.24m)

Bedroom four

7'7" x 6'5" (2.33m x 1.97m)

Family Bathroom

12'3" x 5'6" (3.75m x 1.70m)

Front garden and driveway

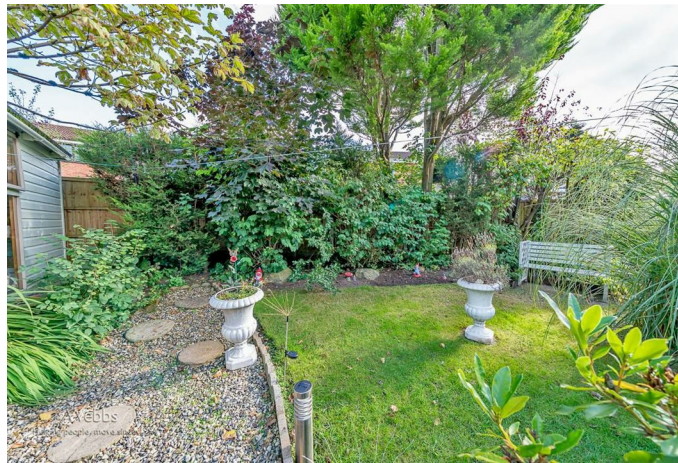
Garage

18'3" x 8'5" (5.58m x 2.58m)

Rear garden

Identification Checks







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
78	78	60	60
<p>Very low energy (A)</p> <p>15-17</p>	<p>Very low energy (A)</p> <p>15-17</p>		
<p>Low energy (B)</p> <p>18-28</p>	<p>Low energy (B)</p> <p>18-28</p>		
<p>Good (C)</p> <p>29-39</p>	<p>Good (C)</p> <p>29-39</p>		
<p>Fair (D)</p> <p>40-49</p>	<p>Fair (D)</p> <p>40-49</p>		
<p>Below average (E)</p> <p>50-59</p>	<p>Below average (E)</p> <p>50-59</p>		
<p>Poor (F)</p> <p>60-69</p>	<p>Poor (F)</p> <p>60-69</p>		
<p>Very poor (G)</p> <p>70-77</p>	<p>Very poor (G)</p> <p>70-77</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		