



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

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

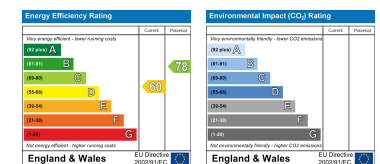
Identification Checks







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.



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