



**Mallard Close | Walsall | WS3 5BZ**

**Offers In The Region Of £345,000**



# 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**

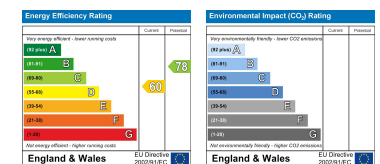
**Identification Checks**







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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