



Field Road | Walsall | WS3 3NB

Asking Price £390,000

 **Webbs**  
estate agents

## Summary

**\*\*RENOVATED AND EXTENDED FAMILY HOME\*\***\*\*STUNNING\*\***FOUR GENEROUS BEDROOMS\*\*LOUNGE\*\*IMMACULATELY PRESENTED\*\*SENSATIONAL KITCHEN LIVING DINER\*\*UTILITY ROOM\*\*GARDEN ROOM\*\* BALCONY TO THE REAR\*\*LANDSCAPED REAR GARDEN\*\*EXTENSIVELY IMPROVED THROUGHOUT\*\***

Webbs Estate Agents Welcomes to Field Road—a beautifully renovated and extended four-bedroom semi-detached home that combines modern luxury with spacious family living.

As you arrive, a large driveway welcomes you, providing ample parking space. Step inside through the entrance porch into a welcoming hallway that leads you to the heart of the home. The lounge, featuring a charming bay window, offers a cozy retreat, while the open-plan kitchen and dining area is truly a showstopper. This stunning, light-filled space boasts a central island ideal for both cooking and casual dining, seamlessly connecting to the dining area for effortless entertaining. A separate utility room and storage garage add convenience and practicality.

Upstairs, you'll find four generous bedrooms, each thoughtfully designed with space and comfort in mind. The refitted family bathroom offers a contemporary design with premium fixtures. One of the

## Key Features

- SENSATIONAL FOUR BEDROOM SEMI DETACHED HOME
- STUNNING KITCHEN LIVING DINER
- BALCONY OF BEDROOM TWO
- SHOW HOME STANDARD
- POPULAR LOCATION CLOSE TO ALL LOCAL AMENITIES
- EXTENDED AND IMPROVED
- SEPERATE LOUNGE
- DETACHED GARDEN ROOM
- DRIVEWAY AND GARAGE
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING!!!

## Rooms and Dimensions

### Entrance Porch

### Hall

### Lounge

14'3" x 11'5" (4.346m x 3.494m)

### Kitchen Living Diner

25'1" x 21'1" (7.656m x 6.448m)

### Utility Room

### Garage

7'1" x 11'5" (2.160m x 3.480m)

### First Floor Landing

### Bedroom One

14'3" x 9'2" (4.362m x 2.819m)

### Bedroom Two

10'5" x 11'11" (3.176m x 3.650m)

### Bedroom Three

7'0" x 6'9" (2.134m x 2.081m)

### Bedroom Four

26'5" x 7'2" (8.066m x 2.2026m)

### Bathroom

7'8" x 8'3" (2.343m x 2.540m)

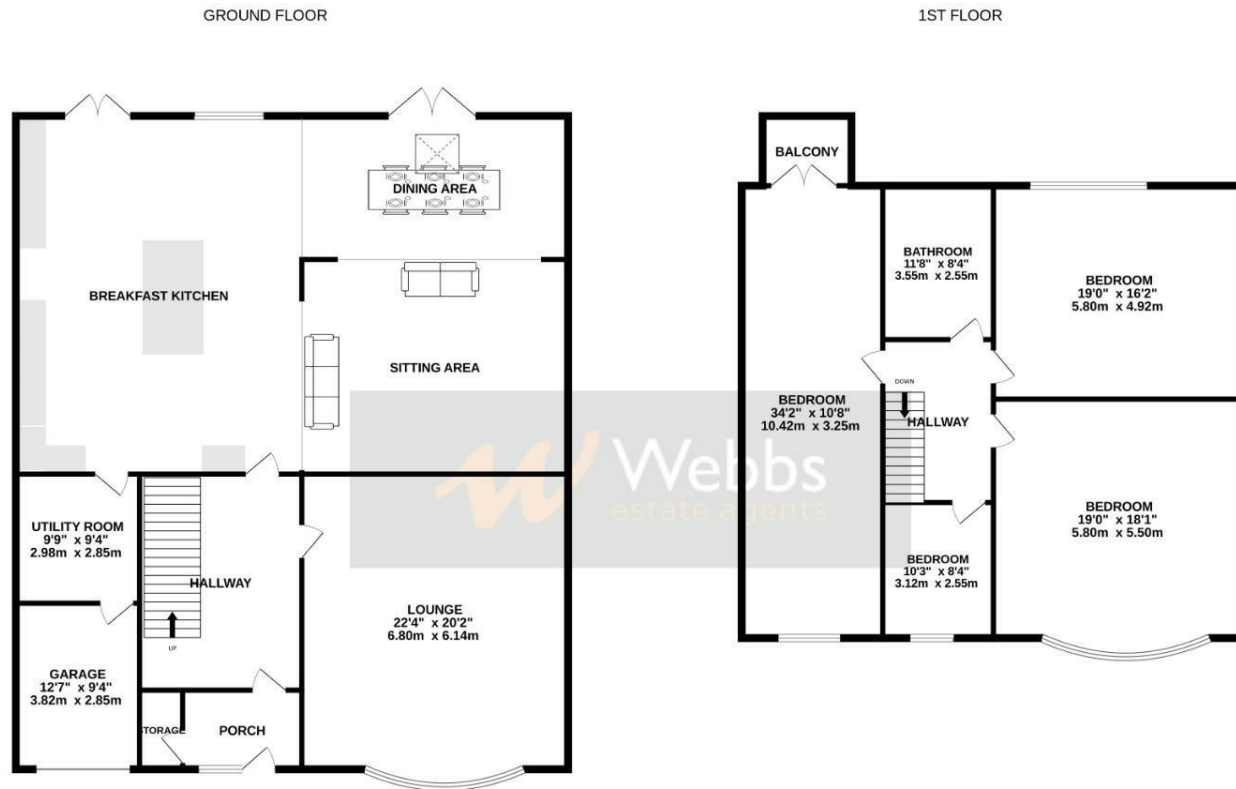
### Office/ Garden Room

13'3" x 13'8" (4.044m x 4.182m)

### Identification Checks







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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key average energy cost - lower energy costs</p> <p>100-150 £/year <b>A</b></p> <p>150-200 £/year <b>B</b></p> <p>200-250 £/year <b>C</b></p> <p>250-300 £/year <b>D</b></p> <p>300-350 £/year <b>E</b></p> <p>350-400 £/year <b>F</b></p> <p>400-450 £/year <b>G</b></p>	<p>75</p> <p>83</p>	<p>Key annual CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>/year <b>A</b></p> <p>20-30 tCO<sub>2</sub>/year <b>B</b></p> <p>30-40 tCO<sub>2</sub>/year <b>C</b></p> <p>40-50 tCO<sub>2</sub>/year <b>D</b></p> <p>50-60 tCO<sub>2</sub>/year <b>E</b></p> <p>60-70 tCO<sub>2</sub>/year <b>F</b></p> <p>70-80 tCO<sub>2</sub>/year <b>G</b></p>	<p>83</p> <p>89</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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