



Wood Common Grange | Walsall | WS3 5EY

Asking Price £425,000



Summary

****EXECUTIVE DETACHED FAMILY HOME******GENEROUS CORNER PLOT******REFITTED OPEN PLAN LIVING KITCHEN DINER******DOUBLE GARAGE AND DIRVE******SEPERATE UTILITY ROOM AND GUEST WC******FOUR DOUBLE BEDROOMS******FAMILY BATHROOM WITH ROLL TOP BATH******MUCH IMPROVED THROUGHOUT****

Nestled in the sought-after location of Wood Common, this impressive four-bedroom detached family home offers spacious and versatile living accommodation, perfect for modern family life. Situated on a generous corner plot with beautifully maintained gardens, a private driveway, and a double garage, this property is an ideal forever home.

Upon entering, you are welcomed by a bright and spacious entrance hall leading to a dedicated study, perfect for those working from home, and a convenient guest WC. The heart of the home is the stunning open-plan living kitchen diner, designed for both everyday living and entertaining. This space benefits from a separate utility room and opens into a charming conservatory, which enjoys views over the rear garden. A large lounge, complete with a walk-in bay window, provides a comfortable retreat for relaxing with family and friends.

Key Features

- EXECUTIVE FOUR BEDROOM DETACHED
- KITCHEN LIVING DINER
- LANDSCAPED GARDENS
- ENSUITE TO MASTER BEDROOM AND FAMILY BATHROOM WITH ROLL TOP BATH
- UTILITY ROOM AND GUEST WC
- DOUBLE GARAGE
- CONSERVATORY TO THE REAR
- FOUR DOUBLE BEDROOMS
- SEPERATE DOWNSTAIRS STUDY
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Rooms and Dimensions

Entrance Hall

Lounge

14'2" x 16'10" (4.333m x 5.146m)

Conservatory

9'0" x 9'5" (2.756m x 2.878m)

Study

7'1" x 6'10" (2.168m x 2.094m)

Kitchen Living Diner

27'7" x 8'10" (8.41m x 2.716m)

Utility Room

7'7" x 5'9" (2.329m x 1.761m)

First Floor Landing

Bedroom One

11'6" x 13'11" (3.507m x 4.258m)

En Suite

6'0" x 4'11" (1.839m x 1.502m)

Bedroom Two

10'10" x 12'8" (3.306m x 3.862m)

Bedroom Three

9'11" x 8'4" (3.023m x 2.543m)

Bedroom Four

9'9" x 12'10" (2.982m x 3.923m)

Family Bathroom

7'2" x 5'5" (2.192m x 1.667)

Garage

27'3" x 17'0" (8.323m x 5.195m)





The floor plan shows a property with the following layout:

- DOUBLE GARAGE**: A large rectangular area on the left side of the plan.
- CONSERVATORY**: Located at the top right, featuring a bay window.
- KITCHEN/DINER**: A large central area, shaded in light grey, with a bay window on the right side.
- LOUNGE**: Located on the right side, below the kitchen/diner, with a bay window.
- UTILITY ROOM**: Situated between the double garage and the kitchen/diner.
- WC**: A small room located below the utility room.
- STUDY**: A room located below the WC.
- ENTRANCE HALL**: A central area containing a staircase with an upward arrow and the word "UP" below it.
- STORAGE**: A small room located above the entrance hall.

The floor plan shows a central landing area with a staircase leading down. Surrounding the landing are five bedrooms, a bathroom, and an ensuite. A storage area is also located near the landing. The layout is as follows:

- Top Left:** BEDROOM
- Top Center:** BATHROOM
- Top Right:** BEDROOM
- Center:** LANDING (with a staircase leading down)
- Bottom Left:** BEDROOM (partially shaded grey)
- Bottom Center:** ENSUITE
- Bottom Right:** BEDROOM
- Right of Landing:** STORAGE

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