



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 DRIVE\*\*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
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!!

## 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)





