



Webbs

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Yarrow Close | Walsall | WS3 5BU

Asking Price £375,000

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Summary

****FOUR BEDROOM DETACHED**HEAVILY EXTENDED**POPULAR CUL-DE-SAC LOCATION**GARGAE AND DRIVEWAY**SEMI OPEN PLAN KITCHEN, DINING FAMILY ROOM**SUN ROOM TO THE REAR** EN SUITE TO THE REAR**VIEWING ESSENTIAL****

Situated in a popular and convenient location close to all local amenities, this well-presented and extended four-bedroom detached home on Yarrow Close offers generous living space, modern comforts, and a private garden – perfect for family life. To the front, a paved driveway with feature borders provides ample off-road parking and leads to an integral garage. Entry is via a welcoming porch that opens into a central hallway, complete with a guest WC for added convenience. The ground floor boasts a generous front-facing lounge ideal for relaxing and entertaining. To the rear, the heart of the home is the expansive kitchen/living/dining room, beautifully extended with a sunroom that frames views of the enclosed rear garden, creating a light-filled and versatile space for everyday living and hosting. Upstairs, the property continues to impress with four well-proportioned bedrooms and a modern family bathroom. The master bedroom benefits from its own ensuite, offering a touch of luxury and

Key Features

- EXTENDED AND IMPROVED FOUR BEDROOM DETACHED HOME
- LOUNGE AND SEPERATE DINING ROOM
- DRIVEWAY AND GARAGE
- CUL-DE-SAC LOCATION
- VIEWING ESSENTIAL
- NO ONWARD CHAIN
- CONSERVATORY TO THE REAR
- SITUATED IN A POPULAR RESIDENTIAL AREA
- EN SUITE TO MASTER BEDROOM
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Entrance Hall

Lounge

14'8" x 13'7" (4.48m x 4.16m)

Dining Room

17'10" x 10'1" (5.44m x 3.08m)

Kitchen

11'8" x 7'8" (3.56m x 2.34m)

Conservatory

15'1" x 7'3" max (4.60m x 2.21m max)

Guest WC

Garage

19'0" x 7'8" (5.80m x 2.34m)

First Floor Landing

Bedroom One

12'0" x 9'10" (3.68m x 3.01m)

En Suite Bathroom

8'8" x 7'8" (2.66m x 2.36m)

Bedroom Two

10'10" x 9'6" (3.32m x 2.90m)

Bedroom Three

17'2" x 7'8" (5.24m x 2.34m)

Bedroom Four

7'8" x 6'11" (2.34m x 2.11m)

Family Bathroom

6'7" x 6'2" (2.02m x 1.90m)

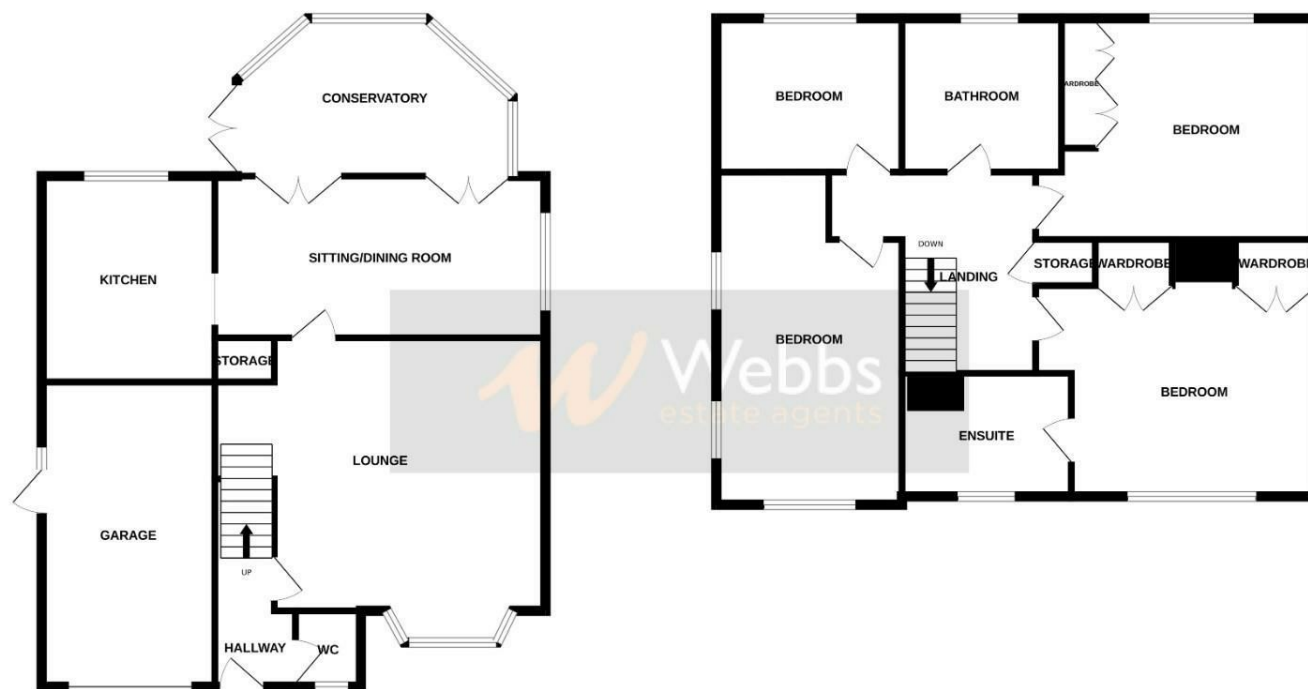
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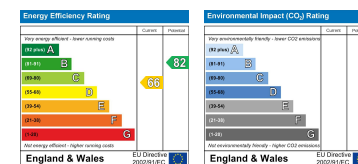
GROUND FLOOR

1ST FLOOR



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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