



Ragstone Close | Walsall | WS2 8TH

Asking Price £325,000



# Summary

**\*\*FOUR BEDROOM TOWN HOUSE\*\*DOWNSTAIRS SHOWER ROOM AND BEDROOM\*\*UTILITY ROOM\*\* MODERN KITCHEN DINER\*\*LOUNGE DINER \*\*EN SUITE TO MASTER BEDROOM\*LANDSCAPED REAR GARDEN\*\*DIRVE AND GARAGE\*\***

Welcome to this charming four-bedroom townhouse located in the sought-after area of Ragstone Close, Walsall. This property is ideally situated for easy access to the M6 and M6 Toll, making it perfect for commuters and families alike.

As you approach the home, you will find a convenient driveway leading to the entrance hall, providing ample parking space. The ground floor features a versatile bedroom, a modern shower room, and a utility room, offering practicality for everyday living.

On the first floor, you will discover a spacious lounge that invites relaxation and a well-appointed kitchen diner, perfect for family meals and entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere.

The second floor boasts two additional bedrooms, including a master suite with an en-suite bathroom, ensuring comfort and privacy. A family bathroom on this level caters to the needs of the household,

# Key Features

- FOUR BEDROOM TOWN HOUSE
- LOUNGE DINER
- DOWNSTAIRS SHOWERROOM & GUEST WC
- FOUR GENEROUSLY SIZED BEDROOMS
- CLOSE TO ALL LOCAL AMENITIES INCLUDING THE M6
- MODERN KITCHEN DINER
- DRIVE AND GARAGE
- SEPERATE UTILITY ROOM
- HIGHLY POPULAR LOCATION
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# Rooms and Dimensions

## Entrance Hall

### Guest WC

6'5" x 3'3" (1.980m x 1.003m)

### Downstairs Shower Room

5'6" x 4'0" (1.692m x 1.243m)

### Utility Room

7'11" x 6'10" (2.425m x 2.102m)

### Bedroom Four

12'8" x 8'8" (3.886m x 2.665m)

### Garage

17'7" x 8'7" (5.374m x 2.638m)

## First Floor Landing

### Kitchen Diner

17'8" x 9'11" (5.388m x 3.042m)

### Lounge Diner

16'4",1338'6" x 19'3" max (5,408m x 5.870m max)

## Second Floor Landing

### Bedroom One

9'11" x 15'4" (3.042m x 4.676m)

### En Suite

6'11" x 4'9" (2.121m x 1.462m)

### Bedroom Two

10'0" x 12'2" (3.072m x 3.727m)

### Bedroom Three

9'5" x 7'3" (2.884m x 2.232m)

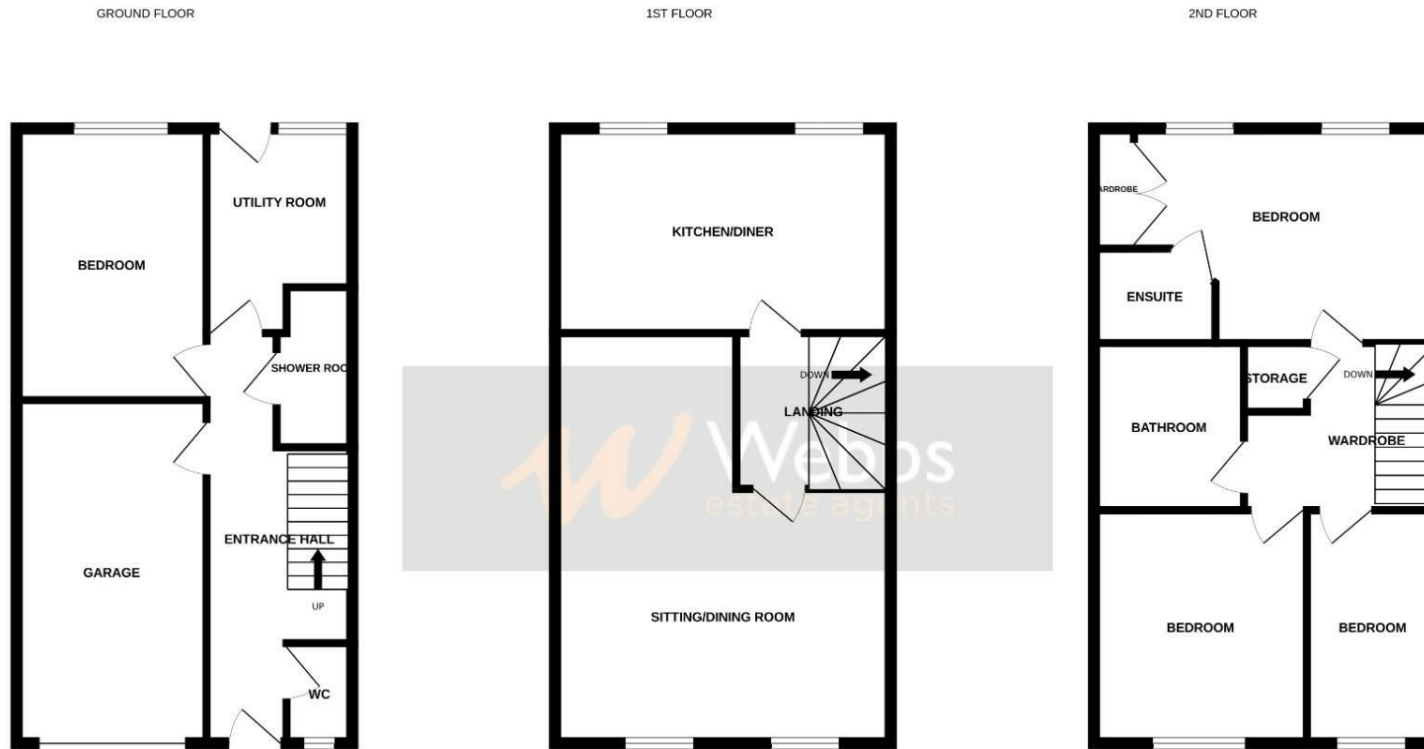
### Family Bathroom

7'1" x 6'1" (2.164m x 1.858m)

## Identification Checks B

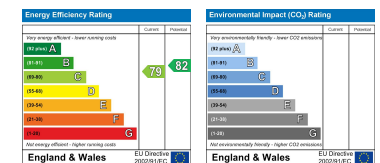






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