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**Cotwall End Road | Dudley | DY3 3EJ**

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# Summary

\*\* STUNNING THREE BEDROOM DETACHED HOME \*\*SEMI OPEN PLAN KITCHEN LIVING DINER \*\* SNUG \*\* UTILITY ROOM AND GUEST WC \*\* CONVERTED GARAGE \*\* STUNNING LOCATION \*\* LANDSCAPED GARDEN \*\* EXTENSIVLEY RENOVATED \*\* VIEWING ESSENTIAL \*\*

Nestled on Cotwall End Road, this exquisite detached house offers a perfect blend of modern living and natural beauty. This property is ideally located opposite the picturesque Cotwall End Nature Reserve, providing a serene green view that is perfect for families and dog walkers alike. The home boasts two spacious reception rooms, including a semi-open plan living kitchen diner that features a central island and a charming log burner, creating a warm and inviting atmosphere. A snug at the rear of the property offers delightful views of the beautifully landscaped garden, while a separate utility room and guest WC add to the convenience of this well-designed space. Additionally, the internally converted garage presents versatile options, serving as a potential bedroom, office, or playroom. On the first floor, you will find three generously sized bedrooms, complemented by a refitted family bathroom that meets the highest standards of modern living. The rear garden is a true highlight, featuring a stunning low-maintenance design with split-level landscaping, a paved patio, and artificial lawns, making it an ideal space for relaxation and outdoor

# Key Features

- STUNNING THREE BEDROOM DETACHED HOME
- SEMI OPEN PLAN LIVING
- INTERNALLY CONVERTED GARAGE
- LANDSCAPED REAR GARDEN
- VIEWING ESSENTIAL
- EXTENSIVLEY IMPROVED AND RENOVATED
- SEPERATE SNUG
- UTILITY ROOM AND GUEST WC
- STRAITS ESTATE
- CAL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!!!

# Rooms and Dimensions

## Entrance Porch

## Hall

## Kitchen

20'8" x 10'11" (6.314m x 3.331m)

## Lounge

14'3" x 12'9" (4.352m x 3.895m)

## Snug

13'3" x 10'1" (4.061m x 3.088m)

## Utility Room

11'8" x 9'3" (3.573m x 2.825m)

## Guest WC

3'10" x 5'5" (1.189m x 1.658m)

## Garage/ Play Room/ Bedroom Four

24'8" x 8'0" (7.524m x 2.452m)

## First Floor Landing

## Bedroom One

14'3" x 12'7" (4.361m x 3.844m)

## Bedroom Two

12'11" x 10'11" (3.951m x 3.352m)

## Bedroom Three

9'7" x 7'0" (2.933m x 2.152m)

## Family Bathroom

8'8" x 5'5" (2.646m x 1.653m)

## Identification Checks B

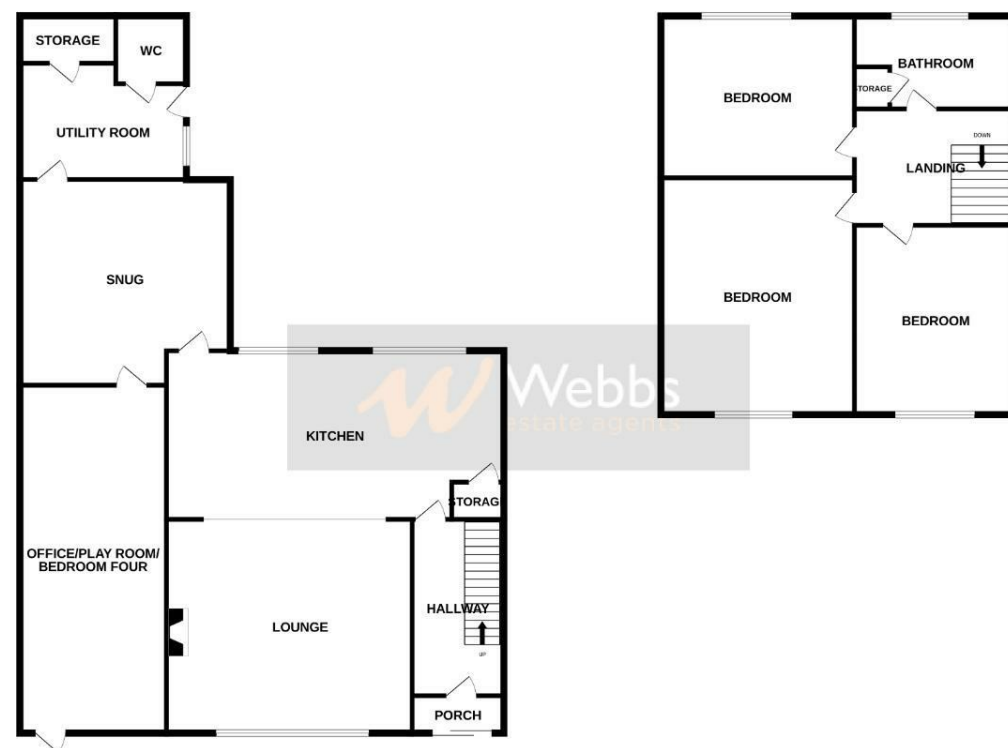






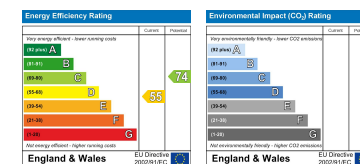
GROUND FLOOR

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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