



Webbs

Helping people move since 1994

Eastfield Close | Walsall | WS9 8ZB

Offers Over £340,000



## Summary

\*\*\* BEAUTIFUL DETACHED HOME \*\* THREE BEDROOMS \*\* EN SUITE \*\* GUEST WC \*\* LOUNGE \*\* MODERN KITCHEN/DINER \*\* DRIVEWAY \*\* GARAGE \*\* WELL PRESENTED \*\* VIEWING HIGHLY ADVISED \*\*\*

WEBBS ESTATE AGENTS are thrilled to bring to market this lovely THREE BEDROOM DETACHED family home on Eastfield Close, a quiet cul-de-sac in a popular residential development within walking distance to Aldridge town centre offering shops, supermarkets, bars and restaurants. There are plenty of great transport links and commuter links with the M6, M5 and M42 motorways a short drive away.

Internally comprising of an entrance hallway, lounge, modern kitchen/diner and guest WC on the ground floor. Upstairs features THREE double bedrooms with En Suite to main and family bathroom.

Externally there is off road parking to the front via the driveway, single garage and fully enclosed rear garden.

An ideal family home that is well presented throughout. Call us TODAY to arrange your early viewing.

## Key Features

- DETACHED
- LOUNGE
- GUEST WC
- WELL PRESENTED
- POPULAR LOCATION
- THREE BEDROOMS
- MODERN KITCHEN/DINER
- ENSUITE
- DRIVEWAY & GARAGE
- VIEWING ESSENTIAL

## Rooms and Dimensions

### - Ground Floor -

Reception Hallway

Guest WC

Lounge

15'1" x 9'8" (4.60m x 2.97m)

Kitchen/Diner

16'2" x 14'0" (4.95m x 4.27m)

### - First Floor -

Landing

Bedroom One

12'0" x 9'10" (3.66m x 3.00m)

Dressing Area

En Suite Shower Room

Bedroom Two

10'4" x 8'9" (3.15m x 2.67m)

Bedroom Three

9'3" x 7'4" (2.82m x 2.26m)

Family Bathroom

- Externally -

Single Garage

Driveway

Enclosed Rear Garden

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES





GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 sq.m.) approx.

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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Buyer Average (Market) - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year  <span style="background-color: #28a745; color: white; padding: 2px;">A</span></p>	<p>84</p>	<p>Buyer Average (Market) - lower CO<sub>2</sub> emissions</p> <p>100-150 g/m<sup>2</sup>/year  <span style="background-color: #28a745; color: white; padding: 2px;">A</span></p>	<p>84</p>
<p>150-180 kWh/m<sup>2</sup>/year  <span style="background-color: #28a745; color: white; padding: 2px;">B</span></p>	<p>69</p>	<p>100-150 g/m<sup>2</sup>/year  <span style="background-color: #28a745; color: white; padding: 2px;">B</span></p>	
<p>180-200 kWh/m<sup>2</sup>/year  <span style="background-color: #ffc107; color: white; padding: 2px;">C</span></p>		<p>150-180 g/m<sup>2</sup>/year  <span style="background-color: #ffc107; color: white; padding: 2px;">C</span></p>	
<p>200-250 kWh/m<sup>2</sup>/year  <span style="background-color: #ffc107; color: white; padding: 2px;">D</span></p>		<p>180-200 g/m<sup>2</sup>/year  <span style="background-color: #ffc107; color: white; padding: 2px;">D</span></p>	
<p>250-300 kWh/m<sup>2</sup>/year  <span style="background-color: #ffc107; color: white; padding: 2px;">E</span></p>		<p>200-250 g/m<sup>2</sup>/year  <span style="background-color: #ffc107; color: white; padding: 2px;">E</span></p>	
<p>300-350 kWh/m<sup>2</sup>/year  <span style="background-color: #ffc107; color: white; padding: 2px;">F</span></p>		<p>250-300 g/m<sup>2</sup>/year  <span style="background-color: #ffc107; color: white; padding: 2px;">F</span></p>	
<p>350-400 kWh/m<sup>2</sup>/year  <span style="background-color: #dc3545; color: white; padding: 2px;">G</span></p>		<p>300-350 g/m<sup>2</sup>/year  <span style="background-color: #dc3545; color: white; padding: 2px;">G</span></p>	
<p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p>	<p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p>