



Webbs

Helping people move since 1994

Ivy Grove | Walsall | WS8 7EZ

Offers Over £315,000





## Summary

**\*\* HIGHLY IMPRESSIVE AND IMMACULATELY MAINTAINED DETACHED RESIDENCE \*\* IMPROVED TO A HIGH STANDARD \*\* THREE/FOUR GOOD SIZED BEDROOMS \*\* MUCH SOUGHT AFTER CUL - DE - SAC LOCATION \*\* EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS \*\* LANDSCAPED PRIVATE REAR GARDEN \*\* LIVING ROOM \*\* LARGE CONSERVATORY \*\* MODERN RE-FITTED KITCHEN/DINING ROOM \*\* RE-FITTED FAMILY BATHROOM \*\* MODERN RE-FITTED EN SUITE \*\* GUEST WC \*\* GARAGE \*\* GENEROUS FRONT DRIVEWAY \*\* DON'T BE DISAPPOINTED EARLY VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to bring to the market this impressive modern detached property being immaculately maintained and improved to a high standard creating spacious and modern living accommodation throughout whilst occupying a nice corner position within a highly desirable cul-de-sac location. In brief consisting of an entrance hallway, living room, modern re-fitted kitchen/dining room, large conservatory, inner lobby leading to an office/study/potential bedroom four, to the first floor is a master bedroom with en-suite, two further bedrooms and a re-fitted family bathroom, externally the property has a generous front driveway leading to a garage, the rear garden is private and has been tastefully landscaped to provide a lovely outside space to enjoy. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT!!!!!! For a viewing call 01922 288800.

## Key Features

- HIGHLY IMPRESSIVE MODERN DETACHED HOME
- THREE/FOUR BEDROOMS(MASTER WITH (MODERN EN SUITE)
- LOVELY CORNER POSITION WITH PLENTY OF PARKING SPACE
- LIVING ROOM AND MODERN KITCHEN/DINING ROOM
- PRIVATE AND LANDSCAPED REAR GARDEN
- IMPROVED AND MAINTAINED TO A HIGH STANDARD
- MODERN FAMILY BATHROOM AND GUEST WC
- CONSERVATORY
- GARAGE
- EASY ACCESS TO LOCAL SHOPS, AMENITIES AND SCHOOLS

## Rooms and Dimensions

### Reception hall

### Guest WC

### Living room

17'6" x 14'6" (5.34m x 4.43m)

### Kitchen/dining room

14'5" x 9'0" (4.41m x 2.76m)

### Conservatory

14'0" x 9'5" (4.27m x 2.88m)

### Inner lobby

### Office/study/bedroom four

12'4" x 8'2" (3.77m x 2.49m)

### First floor landing

### Master bedroom

11'2" x 8'3" (3.42m x 2.53m)

### En-suite

### Bedroom Two

10'4" x 8'0" (3.17m x 2.45m)

### Bedroom Three

8'7" x 5'10" (2.64m x 1.80m)

### Family bathroom

### Front garden and driveway

### Garage

### Rear garden









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
Energy Efficiency Rating: <b>A</b> 100-109 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>B</b> 81-100 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 100-120 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b> 75-100 g/m <sup>2</sup>
Energy Efficiency Rating: <b>B</b> 71-100 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>C</b> 51-70 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b> 121-150 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 101-120 g/m <sup>2</sup>
Energy Efficiency Rating: <b>C</b> 41-70 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>D</b> 21-40 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b> 151-180 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b> 121-150 g/m <sup>2</sup>
Energy Efficiency Rating: <b>D</b> 11-40 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>E</b> 1-10 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b> 181-220 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b> 151-180 g/m <sup>2</sup>
Energy Efficiency Rating: <b>E</b> 1-10 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>F</b> 1-10 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b> 221-250 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b> 181-220 g/m <sup>2</sup>
Energy Efficiency Rating: <b>F</b> 1-10 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>G</b> 1-10 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 251-300 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b> 221-250 g/m <sup>2</sup>
Energy Efficiency Rating: <b>G</b> 1-10 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>G</b> 1-10 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 301-350 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 251-300 g/m <sup>2</sup>

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

