



Webbs

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Snowdrop Close | Walsall | WS8 7RN

£520,000

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estate agents

Summary

** STUNNING HIGH SPECIFICATION CORNER POSITIONED FAMILY SIZED DETACHED RESIDENCE ** FOUR GOOD SIZED BEDROOMS ** ALTERED AND IMPROVED TO A VERY HIGH STANDARD ** HIGHLY REGARDED AND QUIET CUL - DE - SAC LOCATION ** EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS ** LANDSCAPED PRIVATE LOW MAINTENANCE REAR GARDEN ** SPACIOUS MAIN LIVING ROOM ** IMMACULATELY MAINTAINED THROUGHOUT ** STUNNING KITCHEN BREAKFAST ROOM ** UTILITY ROOM ** GUEST WC ** IMPRESSIVE OPEN PLAN FAMILY/DINING/ENTERTAINMENT ROOM ** FAMILY SITTING/GAMES/CINEMA ROOM ** STUDY/OFFICE ** RE-FITTED MODERN BATHROOM AND EN SUITE ** EXTENSIVE DRIVEWAY ** GARAGE ** DON'T BE DISAPPOINTED EARLY VIEWING ADVISED **

Webbs Estate Agents are pleased to bring to the market this stunning high specification detached home set on a corner plot having been altered and improved to a very high standard creating spacious, light and modern living accommodation throughout whilst occupying a nice position in a quiet cul - de - sac within a highly sought after residential location. In brief consisting of a light and welcoming large reception hallway, guest cloakroom/WC, living room, impressive kitchen breakfast room, utility room, stunning open plan family/dining entertainment room, family sitting/games/cinema room, study/office, to the first floor we have a superb master bedroom with modern re-fitted en-suite, there are a further three good sized bedrooms and a modern re-fitted family bathroom, externally the property has a generous corner set driveway, garage and the rear garden is beautifully landscaped providing a lovely outside entertaining space. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT, CALL US ON 01922 288800.

Key Features

- HIGHLY IMPRESSIVE CORNER POSITIONED MODERN DETACHED HOME
- IMPROVED AND EXTENDED CREATING CONSIDERABLE LIVING SPACE
- MODERN BATHROOM, EN SUITE AND GUEST WC
- SPACIOUS MAIN LIVING ROOM AND MODERN OPEN PLAN BREAKFAST KITCHEN
- STUDY/OFFICE
- HIGH SPECIFICATION ACCOMMODATION THROUGHOUT
- FOUR LARGE BEDROOMS
- STUNNING OPEN PLAN FAMILY DINING/SITTING/ENTERTAINING ROOM
- FAMILY SITTING/CINEMA/GAMES ROOM
- EXTENSIVE CORNER DRIVEWAY, PRIVATE REAR GARDEN AND GARAGE

Rooms and Dimensions

Reception hall

Guest cloaks/WC

Family sitting/games/cinema room

11'11" x 11'3" (3.64m x 3.43m)

Office/study/gym

14'7" x 7'8" (4.46m x 2.35m)

Living room

20'6" plus bay x 11'2" (6.27m plus bay x 3.42m)

Open plan kitchen/breakfast room

11'11" x 11'3" (3.65m x 3.43m)

Open plan family/dining/entertaining room

20'6" x 11'3" (6.27m x 3.43m)

First floor landing

Master bedroom

12'2" x 10'11" (3.73m x 3.33m)

En suite

6'7" x 5'3" (2.02m x 1.61m)

Bedroom two

11'2" x 10'1" (3.42m x 3.09m)

Bedroom three

11'3" x 8'3" (3.43m x 2.52m)

Bedroom four

7'5" x 7'3" (2.28m x 2.23m)

Family bathroom

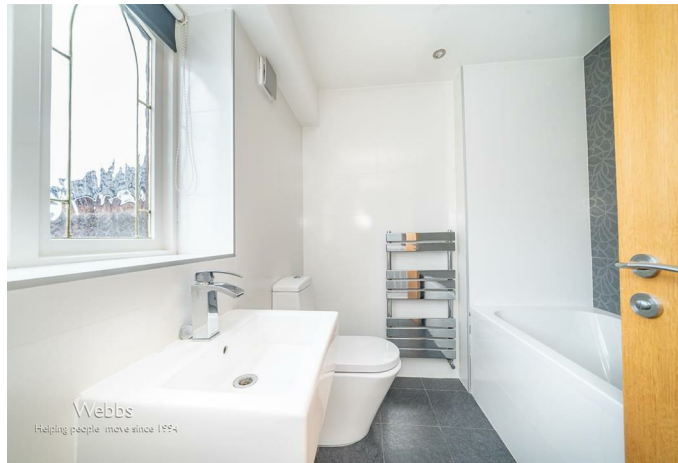
6'7" x 6'5" (2.01m x 1.98m)

Single garage

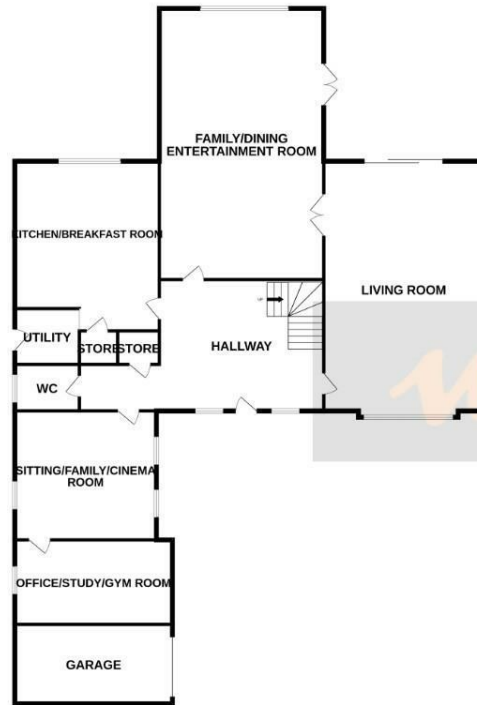
Extensive corner driveway

Private landscaped rear garden

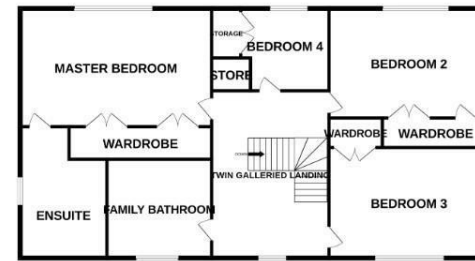




GROUND FLOOR



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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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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year A	71	Best environmental impact - lower CO ₂ emissions 100-120 g/kWh A	80
120-135 kWh/m ² /year B		120-135 g/kWh B	
135-150 kWh/m ² /year C		135-150 g/kWh C	
150-170 kWh/m ² /year D		150-170 g/kWh D	
170-190 kWh/m ² /year E		170-190 g/kWh E	
190-215 kWh/m ² /year F		190-215 g/kWh F	
215-250 kWh/m ² /year G		215-250 g/kWh G	
Not energy efficient - higher energy costs 250+ kWh/m ² /year G		Not environmentally friendly - higher CO ₂ emissions 250+ g/kWh G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	