



Pavillion Close | Walsall | WS9 8LS

£550,000

 **Webbs**
estate agents

Summary

**** HIGHLY IMPRESSIVE MODERN FAMILY SIZED DETACHED HOME ** DESIRABLE RESIDENTIAL LOCATION ** QUIET CUL DE SAC LOCATION ** IMMACULATELY PRESENTED THROUGHOUT ** CLOSE TO SCHOOLS, SHOPS AND AMENITIES ** FOUR VERY GOOD SIZED BEDROOMS ** TWO GENEROUS RECEPTION ROOMS ** LARGE UTILITY ROOM ** GUEST WC ** MODERN FITTED KITCHEN ** CONSERVATORY ** MODERN FAMILY BATHROOM AND EN SUITE ** WELL MAINTAINED GARDENS TO FRONT AND REAR ** AMPLE PARKING SPACE ** DOUBLE GARAGE WITH REMOTE CONTROL ACCESS ****

Webbs Estate Agents are pleased to bring to the market this highly impressive family sized detached home set on an enviable position having been improved to a high standard creating spacious, light and modern living accommodation throughout whilst situated within a highly desirable residential location close to local amenities, shops and schools. In brief consisting of an entrance porch, reception hallway, guest cloakroom/WC, living room, modern fitted kitchen, dining room, utility room and conservatory. To the first floor we have a superb master bedroom with modern en-suite, there are a further three good sized bedrooms and a modern re-fitted family bathroom, externally the property has a generous front driveway and garden providing ample parking, a double garage, 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 MODERN DETACHED FAMILY SIZED RESIDENCE
- FOUR VERY GENEROUS BEDROOMS
- TWO RECEPTION ROOMS
- WELL MAINTAINED FRONT AND REAR GARDENS WITH PLENTY OF PARKING SPACE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- DESIRABLE RESIDENTIAL LOCATION WITH EASY ACCESS TO SCHOOLS, SHOPS AND AMENITIES
- MODERN FAMILY BATHROOM, EN SUITE AND GUEST WC
- MODERN FITTED KITCHEN, CONSERVATORY AND UTILITY ROOM
- DOUBLE GARAGE
- INTERNAL VIEWING HIGHLY ADVISED

Rooms and Dimensions

Enclosed porch

Reception hall

Guest WC

Living room

15'3" x 11'3" (4.65m x 3.45m)

Dining room

12'0" x 9'3" (3.66m x 2.82m)

Conservatory

11'10" x 11'3" (3.61m x 3.43m)

Modern Fitted Kitchen

14'4" x 11'3" (4.39m x 3.43m)

Utility room

8'0" x 7'8" (2.44m x 2.34m)

First floor landing

Master bedroom

12'0" x 12'0" (3.66m x 3.66m)

En suite

Bedroom two

12'7" x 8'9" (3.86m x 2.67m)

Bedroom three

12'0" x 8'9" (3.66m x 2.67m)

Bedroom four

10'0" x 8'7" (3.07m x 2.64m)

Family Bathroom

Front garden with driveway

Double garage

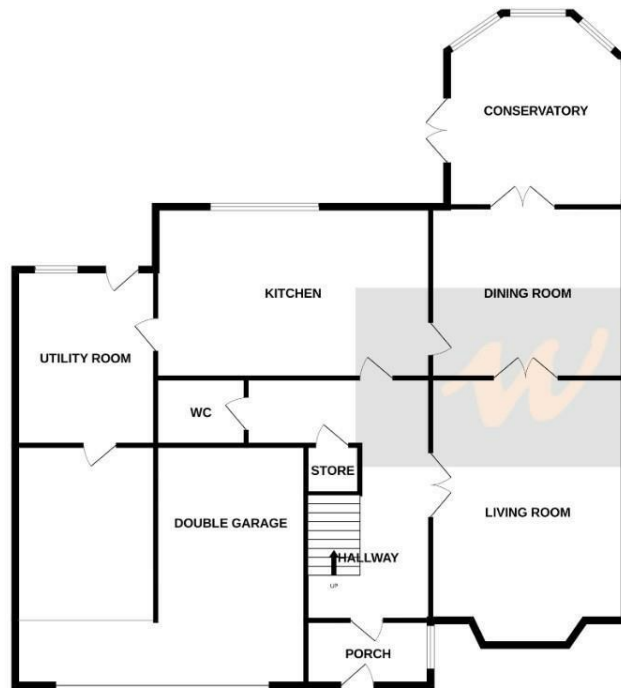
17'1" x 16'6" (5.23m x 5.03m)

Landscaped rear garden





GROUND FLOOR
1815 sq.ft. (168.6 sq.m.) approx.



1ST FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 2970 sq.ft. (275.9 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 ₂) Rating	
Current	Potential	Current	Potential
<p>Buyer's average energy costs - lower energy costs are better</p> <p>100-150 £/annum A</p> <p>150-200 £/annum B</p> <p>200-250 £/annum C</p> <p>250-300 £/annum D</p> <p>300-350 £/annum E</p> <p>350-400 £/annum F</p> <p>400-450 £/annum G</p>	<p>67</p> <p>80</p>	<p>Buyer's average CO₂ emissions - lower CO₂ emissions are better</p> <p>10-20 tCO₂/annum A</p> <p>20-30 tCO₂/annum B</p> <p>30-40 tCO₂/annum C</p> <p>40-50 tCO₂/annum D</p> <p>50-60 tCO₂/annum E</p> <p>60-70 tCO₂/annum F</p> <p>70-80 tCO₂/annum G</p>	<p>67</p> <p>80</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC