



Webbs

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Larkspur Way | Walsall | WS8 7RA

£485,000

 Webbs
estate agents

Summary

** HIGHLY IMPRESSIVE MODERN FAMILY SIZED DETACHED HOME ** DESIRABLE RESIDENTIAL LOCATION ** QUIET CUL DE SAC LOCATION ** IMPROVED TO A HIGH SPECIFICATION ** IMMACULATELY PRESENTED THROUGHOUT ** CLOSE TO SCHOOLS, SHOPS AND AMENITIES ** FOUR VERY GOOD SIZED BEDROOMS ** SPACIOUS MAIN LIVING ROOM ** UTILITY ROOM ** GUEST WC ** BEAUTIFUL OPEN PLAN MODERN KITCHEN AND FAMILY DINING ROOM ** MODERN FAMILY BATHROOM AND EN SUITE ** WELL MAINTAINED GARDENS TO FRONT AND REAR ** MULTI FUNCTIONAL OUTBUILDING OFFICE/ ENTERTAINMENT ROOM ** AMPLE PARKING SPACE ** DOUBLE TANDEM LENGTH GARAGE **

Webbs Estate Agents are pleased to bring to the market this highly impressive family sized detached home set on an enviable cul de sac position having been improved to a high standard creating spacious, light and modern living accommodation throughout whilst situated within a desirable residential location close to local amenities, shops and schools. In brief consisting of a reception hallway, guest cloakroom/WC, living room, modern open plan fitted kitchen and family dining room and utility room. 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 front driveway and garden providing ample parking, a double tandem length garage, the rear garden is landscaped providing a lovely outside entertaining space housing a useful multi functional outbuilding/office/entertainment room. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT, CALL US ON 01922 288800.

Key Features

- HIGHLY IMPRESSIVE MODERN DETACHED PROPERTY
- IMPROVED TO HIGH SPECIFICATION THROUGHOUT
- QUIET CUL DE SAC POSITION WITH SOUGHT AFTER ESTATE
- FOUR GOOD SIZED BEDROOMS
- MODERN BATHROOM, EN SUITE AND GUEST WC
- SPACIOUS MAIN LIVING ROOM
- BEAUTIFUL OPEN PLAN KITCHEN AND FAMILY DINING ROOM
- TANDEM LENGTH GARAGE WITH GARDENS AND DRIVEWAY
- MULTI FUNCTIONAL OUTBUILDING/ OFFICE/ENTERTAINMENT ROOM
- EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES

Rooms and Dimensions

Entrance hallway

Guest WC

Utility room

Open plan kitchen family dining room

22'3" x 11'9" (6.80m x 3.60m)

Living room

17'4" x 13'1" (5.30m x 4.00m)

First floor landing

Bedroom one

16'4" x 13'2" (5.00m x 4.02m)

En suite

Bedroom two

13'1" x 11'5" (4.00m x 3.50m)

Bedroom three

11'5" x 8'10" (3.50m x 2.70m)

Bedroom four

7'6" x 7'6" (2.30m x 2.30m)

Family bathroom

13'8" x 9'2" (4.18m x 2.80m)

Front garden and driveway

Tandem length double garage

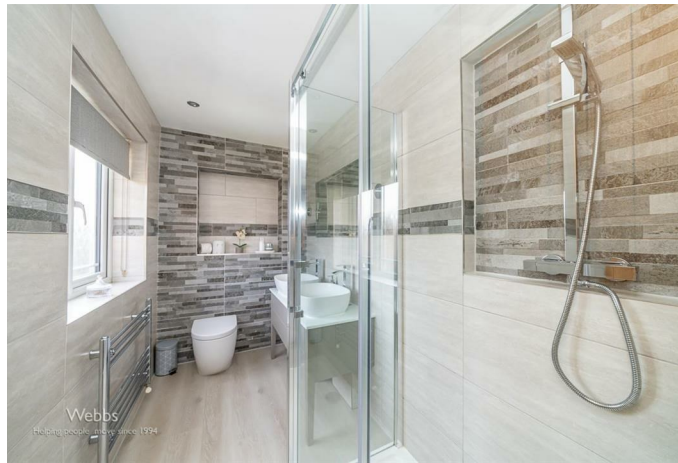
28'2" x 9'10" (8.60m x 3.00m)

Private and enclosed rear garden

OUTBUILDING/OFFICE/ENTERTAINMENT ROOM

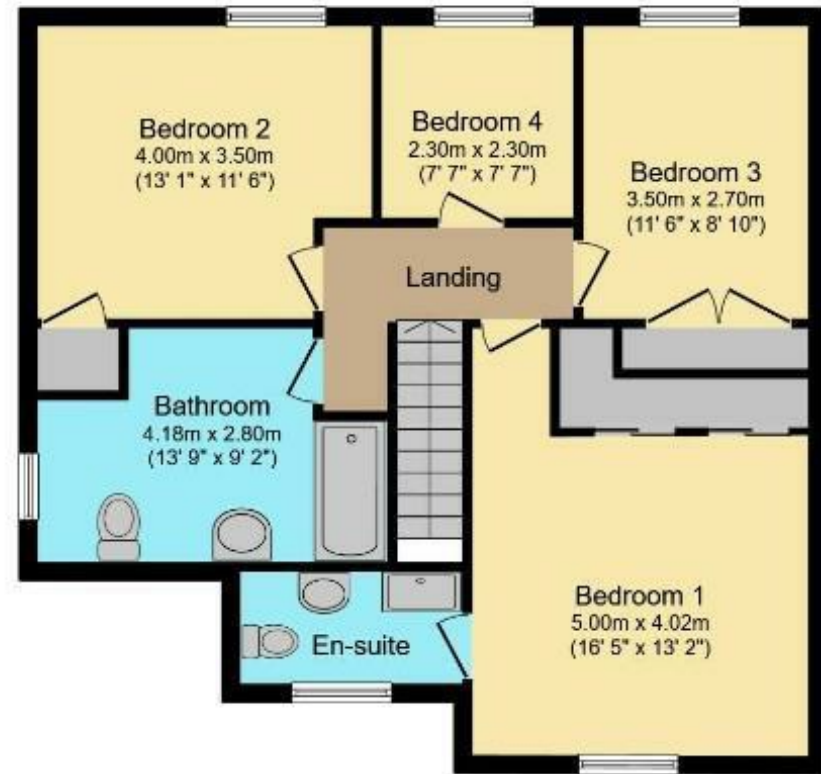
18'4" x 11'9" (5.60m x 3.60m)







Ground Floor



First Floor

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	Target	Current	Target
	85		70
<small> Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). EU Directive 2002/91/EC </small>		<small> Environmental Impact (CO₂) Rating: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95). EU Directive 2002/91/EC </small>	