



Webbs

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Barr Common Road | Walsall | WS9 0SY

Asking Price £550,000

 **Webbs**
estate agents

Summary

** TRADITIONAL BAY FRONTED FOUR BEDROOM SEMI DETACHED HOME ** ABUNDANCE OF TRADITIONAL FEATURES ** LARGE BLOCK PAVED DRIVEWAY TO THE FRONT AND SIDE ** POPULAR RESIDENTIAL LOCATION ** TWO RECEPTION ROOMS ** WONDERFUL VIEWS TO THE REAR ** BREAKFAST KITCHEN ** SEPARATE UTILITY AND GUEST WC ** LANDSCAPED REAR GARDEN **

Webbs estate agents are pleased to bring to market this four bedroom traditional semi detached home offering a variety of features throughout. This property location offers easy reach to local amenities such as schools shops and transport networks. This impressive semi detached family home must be viewed to be fully appreciated.

This home in brief comprises of entrance hall, lounge with feature fireplace and box bay window, reception room with a further feature fireplace, large breakfast kitchen with space for a range cooker, integrated dishwasher and a separate utility room with guest WC.

On the first floor there is a spectacular family bathroom complete with roll top bath and two generous double bedrooms, one of which benefits from a dressing area and ensuite shower room. On the second floor there are two further double bedrooms.

Key Features

- TRADITIONAL BAY FRONTED FOUR BEDROOM SEMI DETACHED HOME
- LARGE BLOCK PAVED DRIVEWAY TO THE FRONT AND SIDE
- LARGE BREAKFAST KITCHEN
- GUEST WC
- SPECTACULAR VIEWS TO THE REAR
- ABUNDANCE OF TRADITIONAL FEATURES
- TWO RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- MASTER SUITE COMPLETE WITH DRESSING ROOM AND EN SUITE
- POPULAR RESIDENTIAL LOCATION

Rooms and Dimensions

Lounge

16'4" x 13'3" max (4.988 x 4.052m max)

Dining Room

12'5" x 12'11" (3.802m x 3.958m)

Kitchen

24'6" x 9'10" (7.489m x 3.016)

Utility Room

5'11" x 8'2" max (1.814m x 2.510m max)

Guest WC

Entrance Hall

First Floor

Bathroom

12'4" x 12'3" (3.771m x 3.738m)

Bedroom One

9'11" x 16'9" (3.038m x 5.123m)

Dressing Area

9'10" x 7'5" (3.016m x 2.266m)

En Suite

6'8" x 6'10" (2.046m x 2.084m)

Bedroom Two

13'4" x 16'4" (4.073m x 4.988m)

Second Floor

Bedroom Three

17'0" x 8'2" (5.199m x 2.492m)

Bedroom Four

8'9" x 13'3" (2.680m x 4.054m)







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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating scale (A-G) with a green arrow pointing to 'B' and a yellow arrow pointing to 'C'.		Environmental Impact (CO ₂) Rating scale (A-G) with a green arrow pointing to 'B' and a yellow arrow pointing to 'C'.	
Energy Efficiency Rating: B (Current), C (Potential)		Environmental Impact (CO ₂) Rating: B (Current), C (Potential)	
Energy Efficiency Rating: 84 (Current), 63 (Potential)		Environmental Impact (CO ₂) Rating: 84 (Current), 63 (Potential)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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