



Webbs

Helping people move since 1994

**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
- ABUNDANCE OF TRADITIONAL FEATURES
- LARGE BLOCK PAVED DRIVEWAY TO THE FRONT AND SIDE
- TWO RECEPTION ROOMS
- LARGE BREAKFAST KITCHEN
- SEPARATE UTILITY ROOM
- GUEST WC
- MASTER SUITE COMPLETE WITH DRESSING ROOM AND EN SUITE
- SPECTACULAR VIEWS TO THE REAR
- 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)

### Identification Checks







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.  
Made with Metropix ©2024

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
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 £/m²/yr <b>A</b></p> <p>125-150 £/m²/yr <b>B</b></p> <p>150-175 £/m²/yr <b>C</b></p> <p>175-200 £/m²/yr <b>D</b></p> <p>200-225 £/m²/yr <b>E</b></p> <p>225-250 £/m²/yr <b>F</b></p> <p>250-300 £/m²/yr <b>G</b></p>	<p>84</p>	<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>10-15 tCO<sub>2</sub>/yr <b>A</b></p> <p>15-20 tCO<sub>2</sub>/yr <b>B</b></p> <p>20-25 tCO<sub>2</sub>/yr <b>C</b></p> <p>25-30 tCO<sub>2</sub>/yr <b>D</b></p> <p>30-35 tCO<sub>2</sub>/yr <b>E</b></p> <p>35-40 tCO<sub>2</sub>/yr <b>F</b></p> <p>40-45 tCO<sub>2</sub>/yr <b>G</b></p>	<p>84</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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)

