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## Summary

\*\* STUNNING EXTENDED HIGH SPECIFICATION TRADITIONAL RESIDENCE \*\* FOUR GOOD SIZED BEDROOMS TO THE FIRST FLOOR(INCLUDING ,BEDROOM ONE WITH EN SUITE AND DRESSING ROOM \*\* ALTERED AND IMPROVED TO A VERY HIGH STANDARD THROUGHOUT \*\* DECEPTIVELY SPACIOUS AND LIGHT ACCOMMODATION \*\* MUCH SOUGHT AFTER AND CONVENIENT LOCATION \*\* EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS \*\* PRIVATE REAR GARDEN WITH MULTIFUNCTIONAL OUTBUILDING \*\* LIVING ROOM \*\* STUDY/OFFICE \*\* FAMILY/SITTING ROOM (POTENTIAL 5TH BEDROOM) \*\* IMPRESSIVE OPEN PLAN MODERN KITCHEN/ FAMILY DINING ROOM \*\* UTILITY \*\* GUEST WC \*\* RE-FITTED MODERN BATHROOM, EN SUITE \*\* GENEROUS DOUBLE DRIVEWAY TO THE FORE WITH PLENTY OF PARKING SPACE \*\* DON'T BE DISAPPOINTED EARLY VIEWING ADVISED \*\*

Webbs Estate Agents are proud to the market this stunning traditional family home that has been extended and altered to a very high standard creating spacious high specification family sized living space throughout while being situated in a very sought after and convenient location close to amenities, shops and schools. In brief the ground floor consists of a hallway, doors radiate off to a main living room, a modern open plan fitted kitchen dining room, family sitting room, study/office, utility/laundry room and guest WC. The first floor landing provides access to four bedrooms and a modern re-fitted family bathroom, (bedroom one having en suite and dressing room. Externally the property has a generous front driveway providing parking for several cars, the rear garden is private , landscaped and secluded with plenty of space to enjoy outdoor living including a multifunctional outbuilding at the rear with electric and washroom WC. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT!!!! Call Aldridge office on 01922 288800.

## Key Features

- HIGHLY IMPRESSIVE TRADITIONAL HOME
- HEAVILY EXTENDED AND IMPROVED TO A HIGH STANDARD THROUGHOUT
- FOUR BEDROOMS(POTENTIALLY FIVE)
- THREE RECEPTION ROOMS
- MODERN OPEN PLAN KITCHEN DINING ROOM
- MODERN BATHROOM, EN SUITE AND GUEST WC
- LAUNDRY/UTILTY ROOM AND DRESSING ROOM TO BEDROOM ONE
- LARGE DOUBLE DRIVEWAY
- PRIVATE GARDEN WITH FANTASTIC MULTI USE GARDEN OUTBUILDING
- CONVENIENT FOR SCHOOLS, SHOPS AND AMENITIES

## Rooms and Dimensions

### Entrance hall

### Living room

12'8" x 12'2" (3.87m x 3.73m)

### Open plan kitchen dining room

18'11" x 9'3" (5.77m x 2.83m)

### Family sitting room

16'9" x 10'10" (5.12m x 3.31m)

### Laundry/utility room

9'6" x 6'0" (2.90m x 1.85m)

### Guest WC

### Study/office room

8'2" x 6'4" (2.50m x 1.95m)

### First floor landing

### Bedroom one

16'8" x 9'9" (5.09m x 2.99m)

### En suite

7'9" x 5'8" (2.38m x 1.75m)

### Dressing room

9'10" x 5'10" (3.00m x 1.80m)

### Bedroom two

12'5" x 10'2" (3.81m x 3.12m)

### Bedroom three

10'9" x 9'4" (3.30m x 2.87m)

### Bedroom four

7'9" x 8'2" (2.38m x 2.51m)

### Family bathroom

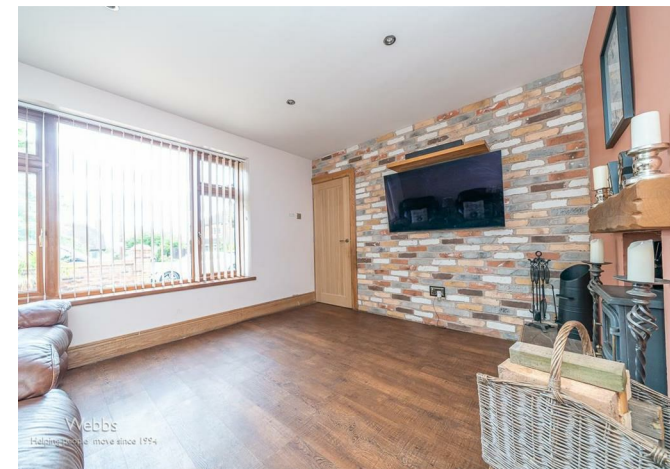
7'6" x 5'5" (2.31m x 1.67m)

### Double driveway

### Private rear garden

### Multi - use garden outbuilding

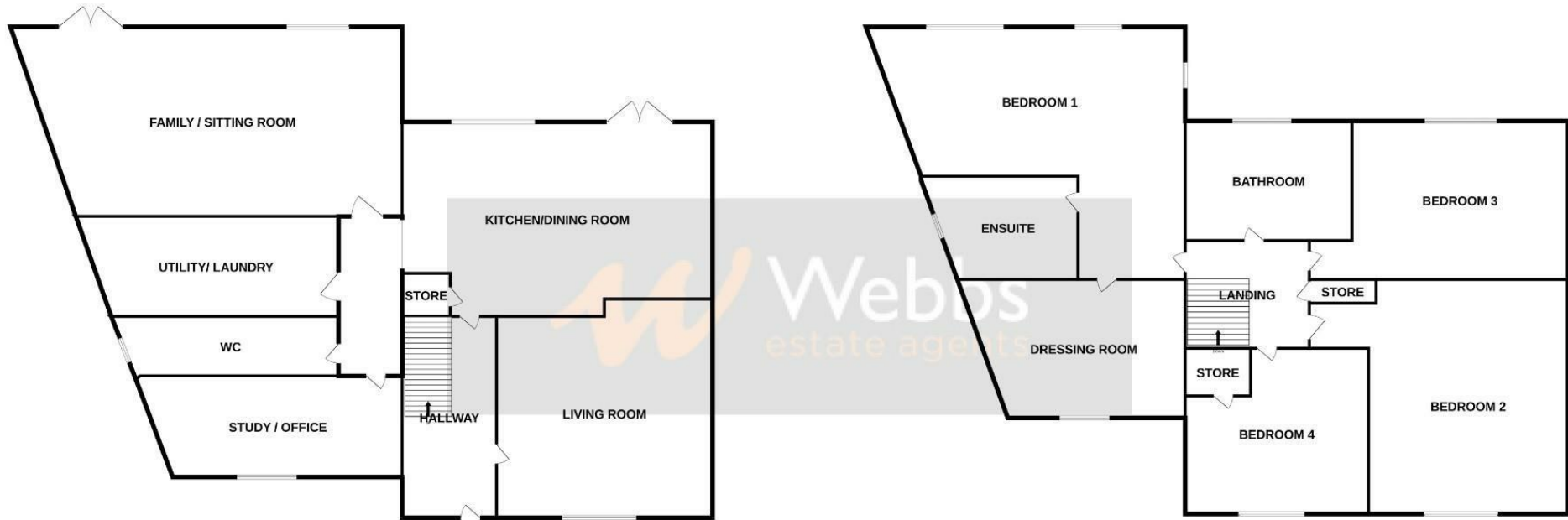
24'7" x 12'3" (7.50m x 3.75m)





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.

