



Friezland Lane | Walsall | WS8 7AA

Asking Price £290,000

 **Webbs**
estate agents

Summary

****TRADITIONAL BAY FRONTED DETACHED HOME** THREE BEDROOMS** DECEPTIVELY SPACIOUS** GARAGE TO THE REAR** LARGE PLOT ** LAUNDRY ROOM** CONSERVATORY** FITTED KITCHEN ** FITTED BATHROOM** GOOD COMMUTOR LINKS TO M6 & M6 TOLL** DETACHED SHOWER ROOM AND GUEST WC** ELEVATED POSITION** WELL ESTABLISHED REAR GARDEN****

Webbs Estate Agents are proud to bring to market this traditional bay fronted three bedroom detached family home situated in the sought after location of Shire Oak area of Brownhills being a close proximity to a vast array of amenities such as schools, shops and transport networks.

This home offers a laid to walled front garden with the driveway leading down the side of the property.

Internally this home in brief comprises of: Entrance hall, large lounge diner with feature fire place and bay window, conservatory to the rear, breakfast kitchen and laundry room.

On the first floor there are three good sized bedrooms and family bathroom.

To the rear there is a well established private and enclosed rear garden with block paved patio/ drive area, garage under the property, lawn area and well established shrubs and plants.

Call today on 01922 663399 to secure your viewing.

Key Features

- TRADITIONAL BAY FRONTED DETACHED HOME
- GARAGE UNDER THE PROPERTY TO THE REAR
- DETACHED SHOWER ROOM AND GUEST WC
- BREAKFAST KITCHEN
- WELL ESTABLISHED FRONT AND REAR GARDEN
- THREE BEDROOMS
- CONSERVATORY TO THE REAR
- LAUNDRY
- SHIRE OAK LOCATION OF BROWNHILLS
- CALL TODAY ON 01922 663399 TO SECURE YOUR VIEWING

Rooms and Dimensions

Entrance Hall

Lounge Diner

12'1" x 27'3" (3.691m x 8.306)

Conservatory

10'2" x 10'0" (3.111m x 3.051m)

Breakfast Kitchen

9'11" x 10'10" (3.036m x 3.311m)

Utility

6'4" x 11'11" (1.955m x 3.657m)

Bedroom One

15'0" x 11'10" (4.587m x 3.624m)

Bedroom Two

12'0" x 11'2" (3.663m x 3.419m)

Bedroom Three

7'3" x 10'3" (2.216m x 3.126m)

Bathroom

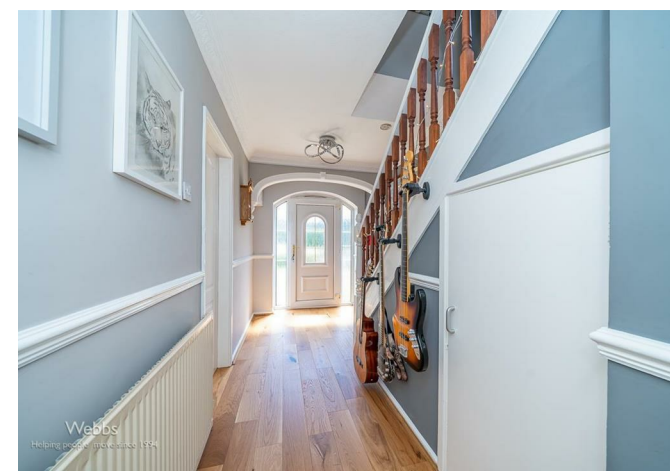
8'8" x 6'9" (2.643m x 2.073m)

Garage

24'11" x 12'0" (7.603m x 3.667m)

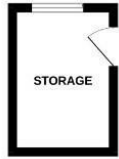
Detached Shower Room

7'0" x 7'2" (2.154m x 2.204m)

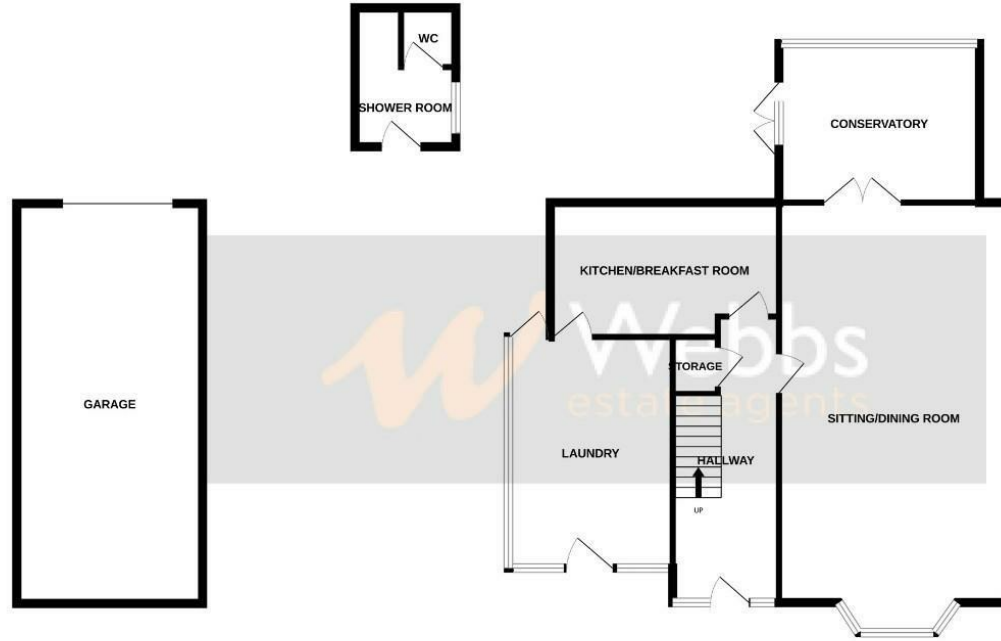




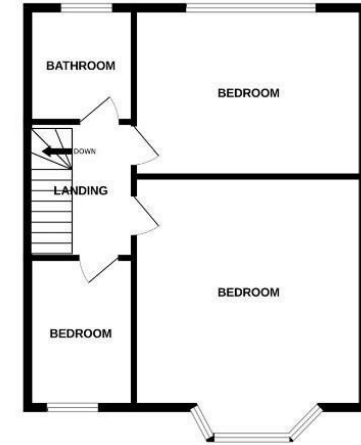
BASEMENT



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: A (84) / B (55) Energy Efficiency Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: B (100-135) / C (136-170) Environmental Impact Scale: A (35-45), B (46-55), C (56-65), D (66-75), E (76-85), F (86-95), G (96-105)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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