



Webbs
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Fordbrook Lane | Walsall | WS3 4BN

£400,000

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Summary

** STUNNING EXTENDED HIGH SPECIFICATION TRADITIONAL DETACHED RESIDENCE ** NO ONWARD CHAIN ** RECENTLY REFURBISHED, ALTERED AND IMPROVED TO A VERY HIGH STANDARD THROUGHOUT ** FOUR GOOD SIZED BEDROOMS ** DECEPTIVELY SPACIOUS AND LIGHT ACCOMMODATION ** MUCH SOUGHT AFTER AND CONVENIENT LOCATION ** EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS ** GENEROUSLY SIZED PRIVATE REAR GARDEN WITH FIELD VIEWS ** SPACIOUS MAIN LIVING ROOM ** IMMACULATELY MAINTAINED ** IMPRESSIVE OPEN PLAN MODERN KITCHEN/FAMILY DINING ENTERTAINMENT ROOM ** UTILITY ROOM ** RE-FITTED MODERN BATHROOM AND EN SUITE ** DRIVEWAY TO THE FORE WITH PLENTY OF PARKING SPACE ** DON'T BE DISAPPOINTED EARLY VIEWING ADVISED **

Webbs Estate Agents have the pleasure of bringing to the market this stunning traditional detached property that has been recently refurbished, 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 large entrance hallway, doors radiate off to a main living room, bedroom four with en suite, a highly impressive open plan modern high spec fitted kitchen/family dining entertaining room and utility room. The first floor landing provides access to three further good sized bedrooms and a modern re-fitted family bath shower room. Externally the property has a generous front driveway providing ample parking, the rear garden is private and secluded with plenty of space to enjoy outdoor living whilst enjoying open filed views.. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT!!!! Call Aldridge office on 01922 288800.

Key Features

- STUNNING EXTENDED FAMILY DETACHED HOME
- IMPRESSIVE OPEN PLAN FAMILY KITCHEN DINING ENTERTAINMENT ROOM
- MODERN BATH SHOWER ROOM, EN SUITE AND UTILITY ROOM
- NO ONWARD CHAIN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- HIGH SPECIFICATION MODERN AND STYLISH ACCOMMODATION THROUGHOUT
- SPACIOUS MAIN FRONT LIVING ROOM
- FOUR GENEROUSLY SIZED BEDROOMS
- FRONT DRIVE AND PRIVATE REAR GARDEN WITH FIELD VIEWS
- CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND AMENITIES

Rooms and Dimensions

Reception hallway

Living room

15'0" x 10'6" (4.59m x 3.22m)

Bedroom four

13'10" x 7'7" (4.24m x 2.33m)

En suite

Open plan family kitchen dining entertainment room

26'0" x 18'2" max 10'2" min (7.95m x 5.56m max 3.10m min)

Utility room

8'10" x 6'7" (2.70m x 2.03m)

First floor landing

Bedroom one

15'7" x 10'7" (4.75m x 3.23m)

Bedroom two

12'9" x 10'6" (3.91m x 3.22m)

Bedroom three

8'7" x 6'5" (2.64m x 1.96m)

Family bath shower room

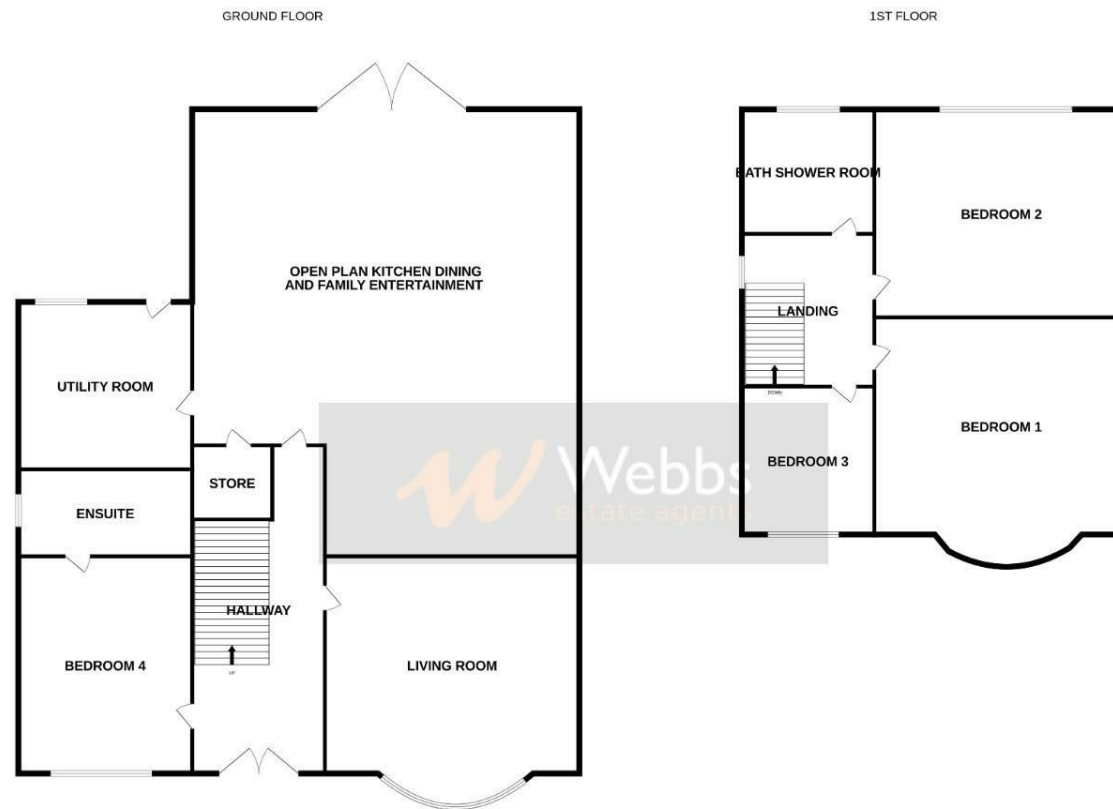
8'1" x 7'10" (2.48m x 2.41m)

Front driveway

Rear garden with field views







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
Best energy efficiency - lowest energy costs A (15-17)		Best environmental impact - lowest CO ₂ emissions A (10-15)	
B (18-20)		B (16-20)	
C (21-23)		C (21-25)	
D (24-27)		D (26-30)	
E (28-30)		E (31-35)	
F (31-34)		F (36-40)	
G (35-38)		G (41-45)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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