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Hartley Drive | Walsall | WS9 0RY

£475,000

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## Summary

\*\* FABULOUS OPPORTUNITY TO OWN THIS SUPERB DETACHED RESIDENCE \*\* NO ONWARD CHAIN \*\* SPACIOUS THROUGHOUT WITH SO MUCH POTENTIAL TO IMPROVE AND EXTEND (STP) \*\* FOUR GOOD SIZED BEDROOMS \*\* MUCH SOUGHT AFTER AND CONVENIENT LOCATION WITH EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS \*\* ABSOLUTLEY STUNNING GENEROUSLY SIZED VERY PRIVATE REAR GARDEN \*\* SPACIOUS MAIN LIVING ROOM \*\* DINING ROOM \*\* KITCHEN \*\* UTILITY ROOM \*\* GUEST WC \*\* BATHROOM \*\* DRIVEWAY TO THE FRONT \*\* INTEGRAL GARAGE \*\* DON'T BE DISAPPOINTED EARLY VIEWING ADVISED \*\*

Webbs Estate Agents have the pleasure of bringing to the market this superb detached property that offers family sized living space throughout, potential to improve and extend (subject to planning consents being granted) whilst being situated in a quiet cul de sac within a very sought after and convenient location close to amenities, shops and schools. In brief, the ground floor consists of a large entrance porchway, walk in store, living room, dining room, kitchen, utility room and guest WC. The first floor landing provides access to four good sized bedrooms and a family bathroom. Externally, the property has a front driveway providing ample parking, integral garage. The stunning mature rear garden is private and secluded set in a generous corner plot with plenty of space to enjoy outdoor living. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT!!!! Call Aldridge office on 01922 288800.

Agents Note: Bought off plan in the 1960s, in the same ownership for 60 years and never previously on the open market, a family home with immense potential to extend and develop

## Key Features

- FABULOUS OPPORTUNITY TO BUY THIS FAMILY SIZED DETACHED HOME
- QUIET CUL DE SAC POSITION WITH DESIRABLE LOCATION CLOSE TO SCHOOLS
- TWO RECEPTION ROOMS
- AMPLE PARKING WITH GARAGE
- NO ONWARD CHAIN
- AMAZING POTENTIAL TO IMPROVE, ALTER AND EXTEND (STP)
- FOUR BEDROOMS AND BATHROOM ON FIRST FLOOR
- KITCHEN, UTILITY AND GUEST WC
- STUNNING PRIVATE MATURE REAR GARDEN
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### Entrance porchway

### Large walk in store

### Dining room

14'9" x 10'6" (4.52m x 3.21m)

### Living room

14'9" x 11'11" (4.51m x 3.64m)

### Kitchen

10'0" x 6'10" (3.05m x 2.10m)

### Utility room

8'11" x 5'10" (2.73m x 1.79m)

### Bolier room

### Guest WC

### First floor landing

### Bedroom one

15'1" x 13'8" max 10'7" min (4.60m x 4.18m max 3.25m min)

### Bedroom two

12'6" x 7'11" (3.82m x 2.43m)

### Bedroom three

11'10" x 10'7" (3.62m x 3.23m)

### Bedroom four

11'3" x 6'2" (3.43m x 1.90m)

### Family bathroom

8'7" x 5'6" (2.64m x 1.68m)

### Front driveway

### Side access to garden

### Integral garage

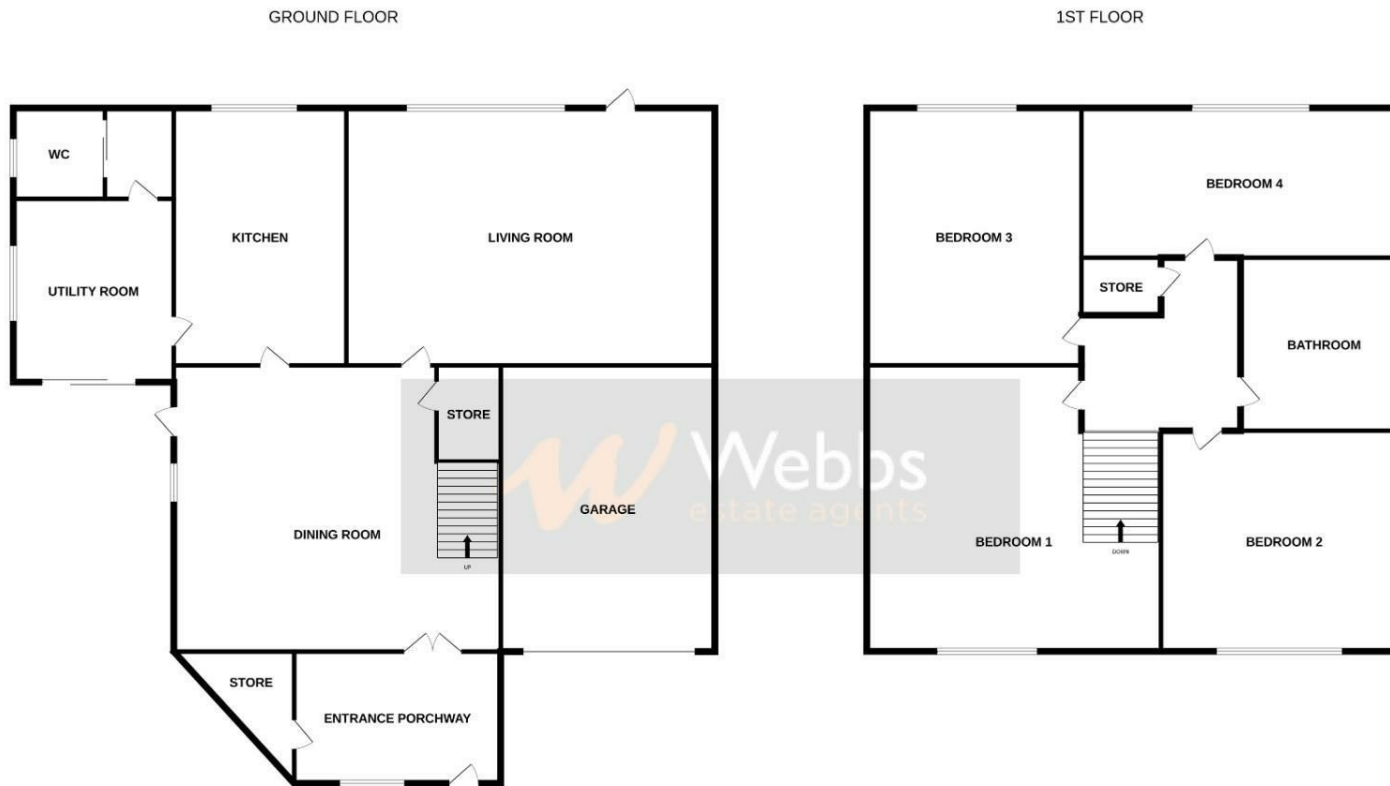
### Private mature garden





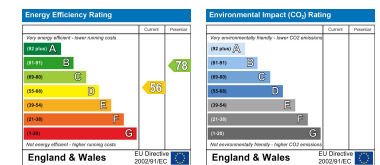






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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