



High Street | Walsall | WS9 9LR

£399,950

 **Webbs**  
estate agents

## Summary

**\*\* HIGHLY IMPRESSIVE INDIVIDUALLY DESIGNED MODERN DETACHED HOUSE \*\* IMMACULATELY MAINTAINED, EXTENDED AND IMPROVED TO A VERY HIGH STANDARD AND SPECIFICATION THROUGHOUT \*\* UNIQUE ADDITIONAL FEATURES \*\* DECEPTIVELY SPACIOUS \*\* INTERNAL VIEWING HIGHLY ADVISED \*\* THREE BEDROOMS \*\* MODERN RE FITTED STYLISH FAMILY BATHROOM AND SHOWER ROOM/SPA \*\* SIMPLY STUNNING OPEN PLAN KITCHEN DINING ROOM \*\* GENEROUS MAIN LIVING ROOM \*\* LARGE FAMILY CONSERVATORY ROOM WITH BESPOKE INDOOR BBQ/PIZZA OVEN \*\* LARGE HOME GYM \*\* SECURE GATED DRIVEWAY \*\* PRIVATE REAR GARDEN \*\* ROOF TOP TERRACE WITH VIEWS TOWARDS CANAL SIDE \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* VIEWING HIGHLY ADVISED \*\***

Webbs Estate Agents have pleasure in offering this highly impressive, immaculately maintained, altered and improved detached home occupying a fine corner position and being close to all local amenities, shops, schools and canal. Briefly comprising on the ground floor: Reception hallway, generous main living room, stunning open plan modern kitchen dining room, fantastic large family conservatory room with indoor bbq/pizza oven, home gym and shower room/SPA. The first floor landing leads to three bedrooms and a modern stylish family bathroom with WC. Externally there is a gated secure driveway and the rear garden is private and enclosed. The lovely rooftop terrace can be accessed internally from the home gym and provides a wonderful outdoor space to relax and enjoy views towards the canal. For a viewing please call 01922 288800.

## Key Features

- HIGHLY IMPRESSIVE EXTENDED DETACHED FAMILY HOME
- OFFERING NO ONWARD CHAIN
- SITUATED IN A POPULAR AND CONVENIENT LOCATION CLOSE TO CANAL SIDE
- THREE BEDROOMS, RE FITTED FAMILY BATHROOM AND SHOWER ROOM
- MULTIPLE UNIQUE FEATURES, INDIVIDUALLY DESIGNED, HIGH SPEC THROUGHOUT
- LIVING ROOM, MODERN KITCHEN DINING ROOM
- STUNNING FAMILY CONSERVATORY ROOM
- HOME GYM AND ROOF TERRACE
- SECURE GATED DRIVEWAY
- PRIVATE AND ENCLOSED REAR GARDEN

## Rooms and Dimensions

### Reception hallway

### Living room

13'5" x 12'4" (4.11m x 3.78m)

### Open plan kitchen dining room

### Kitchen

9'8" x 8'11" (2.95m x 2.74m)

### Dining area

10'0" x 7'8" (3.05m x 2.34m)

### Large family conservatory room

39'11" x 9'8" (12.19m x 2.95m)

### Gym Room

28'2" x 19'5" (8.61m x 5.94m)

### Shower room

8'8" x 4'2" (2.65m x 1.28m)

### First floor landing

### Bedroom one

12'2" x 10'4" (3.71m x 3.17m)

### Bedroom two

10'4" x 9'6" (3.17m x 2.90m)

### Bedroom three

7'5" x 6'11" (2.28m x 2.13m)

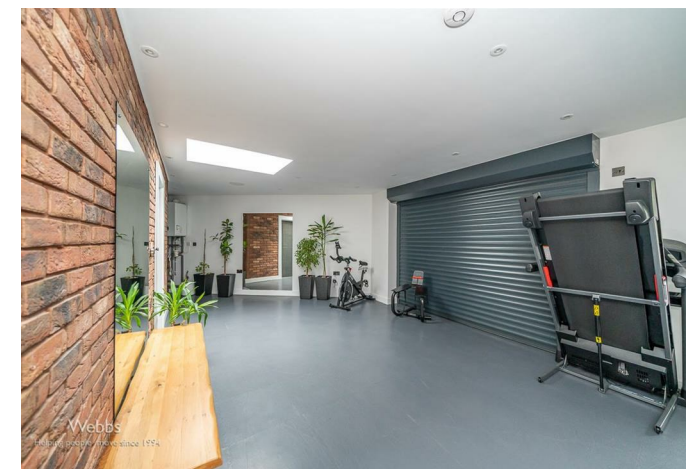
### Family bathroom

7'2" x 6'7" (2.20m x 2.03m)

### Roof terrace

### Gated front driveway

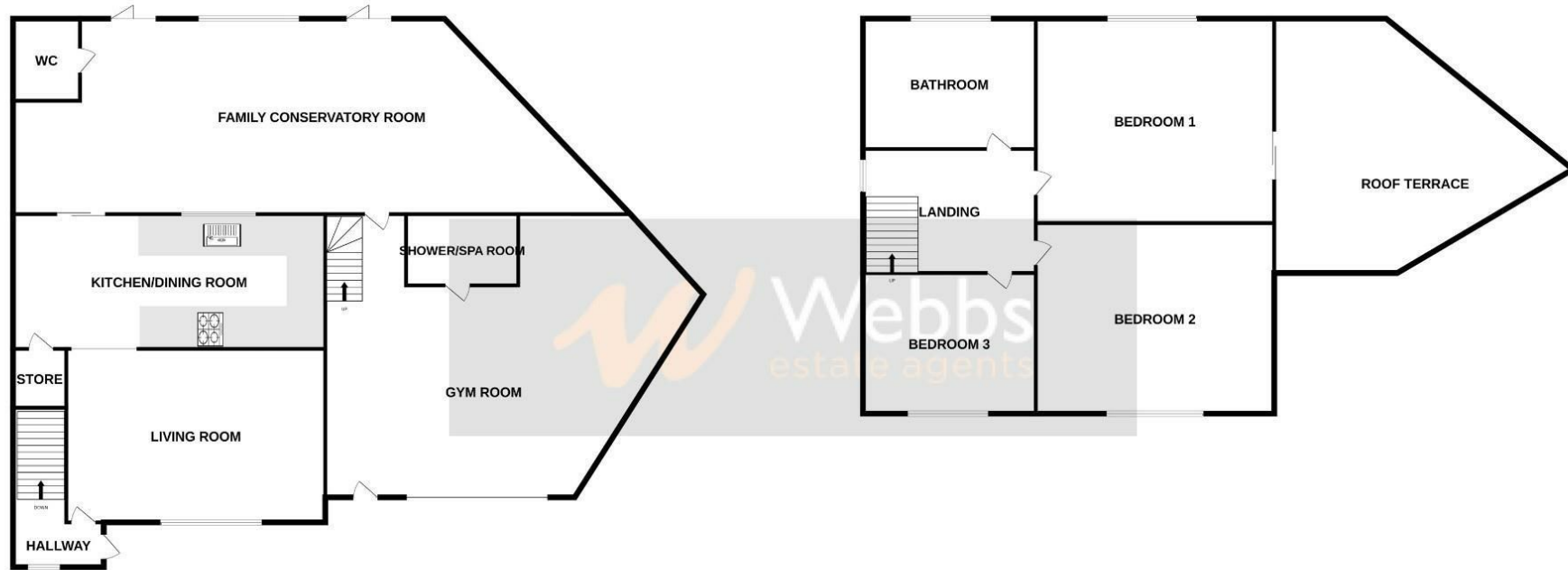
### Enclosed private rear garden





GROUND FLOOR  
3105 sq.ft. (288.5 sq.m.) approx.

FIRST FLOOR  
2274 sq.ft. (211.3 sq.m.) approx.



TOTAL FLOOR AREA : 5379 sq.ft. (499.8 sq.m.) approx.

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Annual Total Energy Costs</p> <p>10000 A</p> <p>10000 B</p> <p>10000 C</p> <p>10000 D</p> <p>10000 E</p> <p>10000 F</p> <p>10000 G</p>	<p>85</p>	<p>Key Annual CO<sub>2</sub> Emissions</p> <p>10000 A</p> <p>10000 B</p> <p>10000 C</p> <p>10000 D</p> <p>10000 E</p> <p>10000 F</p> <p>10000 G</p>	<p>70</p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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