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**Holmbridge Grove | Shelfield / Pelsall, Walsall | WS4 1RA**  
**Offers In The Region Of £485,000**

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estate agents



## Summary

**\*\* WOW \*\*** OUTSTANDING DETACHED FAMILY HOME **\*\* SHOWHOME STANDARD THROUGHOUT \*\*** INTERNAL VIEWING IS ESSENTIAL **\*\* FOUR BEDROOMS \*\*** REFITTED SHOWER ROOM & ENSUITE **\*\* STUDY \*\*** DINING ROOM **\*\* LOUNGE \*\*** ORANGERY **\*\* BREAKFAST KITCHEN \*\*** UTILITY ROOM **\*\* GUEST WC \*\*** STUNNING LANDSCAPED GARDENS **\*\* DOUBLE GARAGE \*\*** PRIVATE DRIVEWAY **\*\***

Webbs Estate Agents have pleasure in offering this VERY WELL PRESENTED executive detached family home, occupying a fabulous corner plot in a sought-after location. This beautifully presented home briefly comprises: through hallway, guest WC, study, dining room, lounge, orangery, REFITTED breakfast kitchen and utility room. On the first floor, the landing leads to four good-sized bedrooms all with fitted wardrobes, a REFITTED shower room and a REFITTED ensuite to the master bedroom. Externally there is a block paved driveway, fore garden, double garage and BEAUTIFULLY LANDSCAPED REAR GARDEN. This fabulous family home really must be viewed !!

## Key Features

- STUNNING DETACHED FAMILY HOME
- REFITTED SHOWER ROOM & ENSUITE
- STUDY & ORANGERY
- BEAUTIFUL LANDSCAPED GARDENS
- PRIVATE DRIVEWAY
- FOUR GOOD SIZED BEDROOMS
- LOUNGE & DINING ROOM
- REFITTED BREAKFAST KITCHEN & UTILITY ROOM
- DOUBLE GARAGE
- VIEWING ADVISED !!

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

#### THROUGH HALLWAY

#### GUEST WC

#### SNUG / OFFICE

10'3" x 9'1" (3.13m x 2.78m)

#### DINING ROOM

13'2" x 9'4" (4.02m x 2.86m)

#### LOUNGE

13'1" x 15'0" (4.01m x 4.58m)

#### ORANGERY

15'9" x 14'11" (4.82m x 4.57m)

#### BREAKFAST KITCHEN

11'2" x 10'3" (3.42m x 3.13m)

#### UTILITY ROOM

6'6" x 5'0" (1.99m x 1.53m)

### LANDING

#### BEDROOM ONE

11'9" x 11'10" (3.60m x 3.61m)

#### ENSUITE SHOWER ROOM

8'6" x 3'9" (2.61m x 1.16m)

#### BEDROOM TWO

12'4" x 8'4" (3.76m x 2.56m)

#### BEDROOM THREE

10'4" x 9'7" (3.15m x 2.94m)

#### BEDROOM FOUR

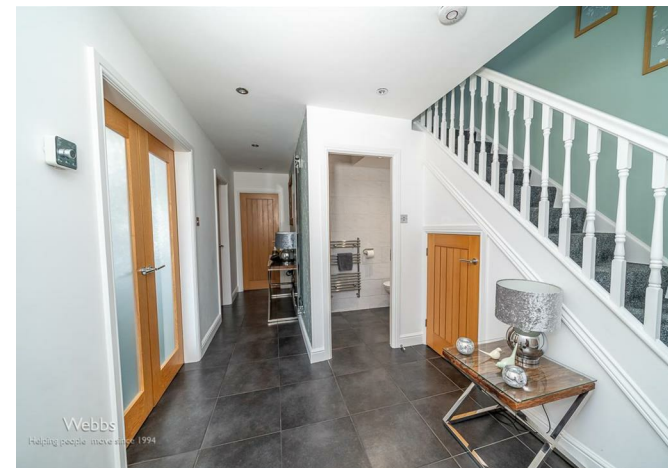
7'9" x 9'3" (2.37m x 2.84m)

#### SHOWER ROOM

6'9" x 5'7" (2.06m x 1.72m)

#### STUNNING LANDSCAPED GARDEN

#### DOUBLE GARAGE



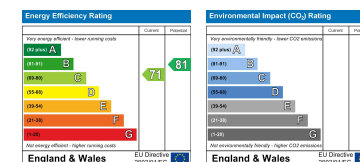








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)