



Webbs

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**Sutton Road | Walsall | WS5 3BA**

**£640,000**

 **Webbs**  
estate agents

## Summary

\*\* STUNNING EXTENDED HIGH SPECIFICATION TRADITIONAL DETACHED RESIDENCE \*\* THREE DOUBLE SIZED BEDROOMS TO THE FIRST FLOOR \*\* ALTERED AND IMPROVED TO A VERY HIGH STANDARD THROUGHOUT \*\* DECEPTIVELY SPACIOUS AND LIGHT ACCOMMODATION \*\* HIGHLY DESIRABLE AND CONVENIENT LOCATION \*\* EXCELLENT LINKS TO AMENITIES, SCHOOLS, SHOPS AND M6 \*\* GENEROUSLY SIZED PRIVATE AND MATURE REAR GARDEN \*\* SPACIOUS MAIN LIVING ROOM \*\* DINING ROOM \*\* STUNNING OPEN PLAN MODERN KITCHEN/DINING /FAMILY ROOM \*\* GROUND FLOOR SHOWER ROOM/WC \*\* RE-FITTED MODERN FIRST FLOOR BATHROOM AND EN -SUITE \*\* SINGLE GARAGE AND DRIVEWAY TO THE FORE WITH PLENTY OF PARKING SPACE \*\* DON'T BE DISAPPOINTED EARLY VIEWING ADVISED \*\*

Webbs Estate Agents are proud to market this impressive traditional detached property that has been 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 an entrance porch, reception hallway, main living room, dining room, shower room guest WC and a stunning open plan modern high spec fitted kitchen/family dining room. The spacious first floor gallery landing provides access to three generously sized bedrooms and a modern re-fitted family bathroom and en suite. Externally the property has a generous front driveway providing parking for several cars and leads to a detached single garage, the rear garden is private, mature and secluded with plenty of space to enjoy outdoor living. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT!!!! Call Aldridge office on 01922 288800.

## Key Features

- STUNNING TRADITIONAL DETACHED RESIDENCE
- IMPROVED AND MAINTAINED TO A HIGH STANDARD THROUGHOUT
- THREE DOUBLE BEDROOMS TWO BATH/SHOWER ROOMS
- IMPRESSIVE OPEN PLAN FAMILY KITCHEN DINING ROOM
- PARKING FOR SEVERAL CARS WITHG DETACHED SINGLE GARAGE
- HIGHLY REGARDED WS5 LOCATION
- HUGE POTENTIAL TO EXTEND(STP)
- TWO RECEPTION ROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LARGE PRIVATE MATURE REAR GARDEN

## Rooms and Dimensions

### Entrance porch

### Reception hall

### Shower room WC

### Dining room

12'7" x 12'5" (3.86m x 3.81m)

### Living room

18'0" x 12'7" (5.49m x 3.86m)

### Open plan kitchen /family dining room

20'6" x 15'1" (6.25m x 4.62m)

### First floor landing

### Bedroom one

17'5" x 8'9" (5.33m x 2.67m)

### Bedroom two

12'7" x 11'3" (3.86m x 3.45m)

### Bedroom three

12'7" x 11'6" (3.86m x 3.53m)

### Family bathroom

14'7" x 5'8" (4.47m x 1.75m)

### Front driveway

### Single garage

19'1" x 8'11" (5.84m x 2.74m)

### Private landscaped rear garden

### Identification Checks







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	Target	Current	Target
71	80	71	80
Energy Efficiency Rating: 71 (Current), 80 (Target) Energy Efficiency Rating 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 <sub>2</sub> ) Rating: 71 (Current), 80 (Target) Environmental Impact (CO <sub>2</sub> ) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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)

