



Webbs

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**Birmingham Road | Walsall | WS5 3NU**

**Offers In Excess Of £425,000**

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estate agents



# Summary

\*\* IMPRESSIVE TRADITIONAL DETACHED COTTAGE \*\* EXTENDED AND MAINTAINED TO A VERY GOOD STANDARD THROUGHOUT \*\* HIGHLY DESIRABLE AND CONVENIENT LOCATION \*\* MULTIFUNCTIONAL LIVING SPACE SET OVER TWO FLOORS \*\* FANTASTIC ACCESS TO HIGHLY RATED SCHOOLS, CANALSIDE AND THE M6/M5 MOTORWAY NETWORK \*\* TWO DOUBLE SIZED BEDROOMS AND BATH/SHOWER ROOM TO FIRST FLOOR \*\* SPACIOUS MAIN LIVING ROOM \*\* CONSERVATORY \*\* OPEN PLAN KITCHEN BREAKFAST ROOM \*\* ANNEXE/SELF CONTAINED ACCOMMODATION WITH OWN ACCESS TO INCLUDE DOUBLE BEDROOM, FAMILY SITTING/ DINING ROOM, KITCHENETTE/UTILITY, LARGE STORE ROOM AND SHOWER ROOM WC \*\* BEAUTIFUL PRIVATE REAR AND SIDE GARDENS \*\* AMPLE PARKING SPACE \*\* VIEWING IS HIGHLY ESSENTIAL \*\*

Webbs Estate Agents have pleasure in bringing to market this fantastic traditional detached cottage offering both deceptively spacious and very well maintained accommodation and multifunctional living space whilst having further outstanding potential, the property is close to all local amenities, shops, highly rated schools and has easy access to the M6/M5 motorway network aswell as a bus route into Birmingham city centre, this charming home briefly comprises: Entrance porch, reception hallway, spacious living room, conservatory, open plan kitchen breakfast room, annexe /self contained living space to include kitchenette/utility room, shower room WC, family sitting/ dining room, large store room and double bedroom. To the first floor the property has two double bedrooms and family bath/shower room, externally this property has a generous front driveway, private gardens to side and rear with patio seating areas and gated access to the rear. For a viewing call us on 01922 288800.

# Key Features

- IMPRESSIVE TRADITIONAL DETACHED COTTAGE
- FAVOURABLY POSITIONED WITH EASY ACCESS TO SCHOOLS, CANALSIDE AND M6/M5
- SPACIOUS MAIN LIVING ROOM AND CONSERVATORY
- ANNEXE INCLUDING BED THREE, SITTING ROOM, KITCHENETTE AND SITTING ROOM
- GENEROUS FRONTAGE WITH AMPLE PARKING
- EXTENDED OFFERING A WEALTH OF LIVING SPACE WITH HUGE POTENTIAL
- TWO DOUBLE BEDROOMS AND FAMILY BATH/SHOWER ROOM TO FIRST FLOOR
- LARGE OPEN PLAN BREAKFAST KITCHEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- BEAUTIFUL PRIVATE WELL MAINTAINED GARDENS TO SIDE AND REAR

# Rooms and Dimensions

Entrance porch

Reception hall

Main living room

22'5" into bay x 10'11" (6.85m into bay x 3.34m)

Conservatory

10'11" x 9'6" (3.35m x 2.90m)

Open plan kitchen breakfast room

13'11" x 10'10" (4.26m x 3.31m)

Annexe self contained accommodation to include

Kitchenette/utility room

11'8" max 6'0" min x 10'4" (3.56m max 1.83m min x 3.17m)

Shower room WC

6'1" x 5'5" (1.87m x 1.67m)

Family sitting/ dining room

13'11" x 10'10" (4.26m x 3.31m)

Large walk in store room

Bedroom three

9'11" x 9'5" (3.04m x 2.88m)

First floor landing

Bedroom one

13'5" x 13'7" (4.11m x 4.15m)

Bedroom two

13'3" x 8'4" (4.04m x 2.56m)

Bath/shower room WC

10'0" x 12'2" (3.05m x 3.71m)

Front driveway and garden

Private gardens to side and rear

Identification checks

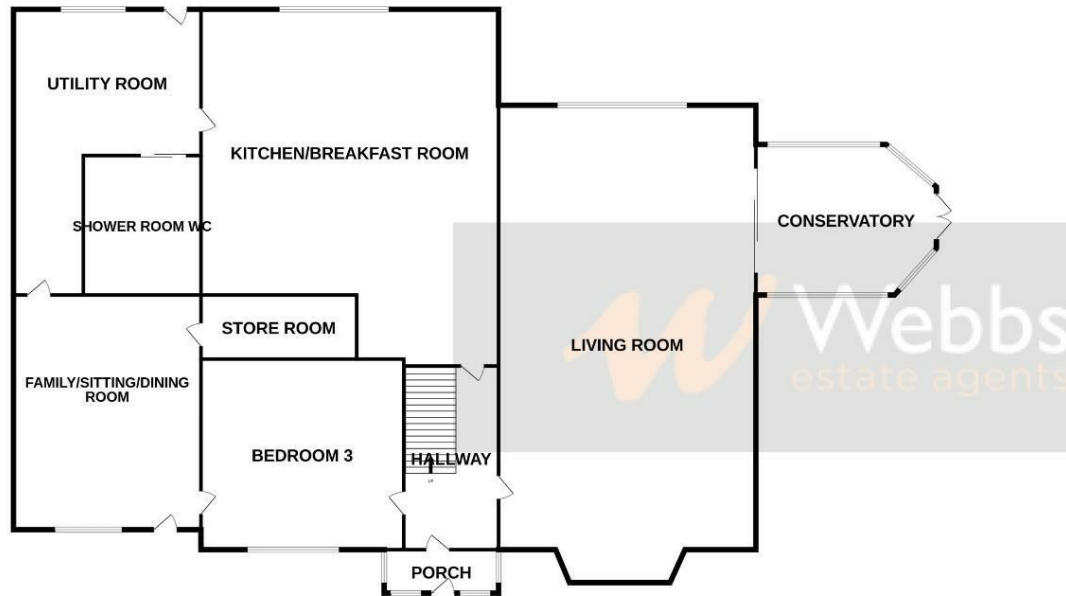




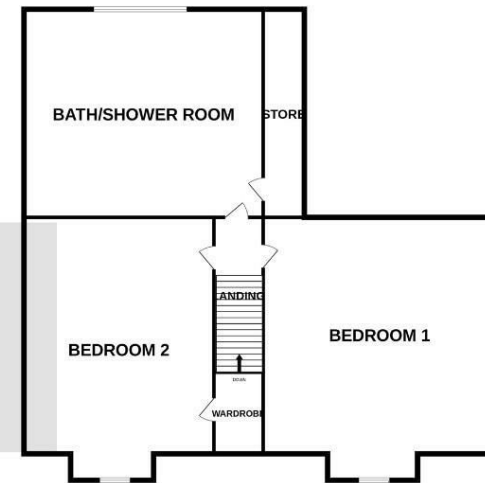




GROUND FLOOR

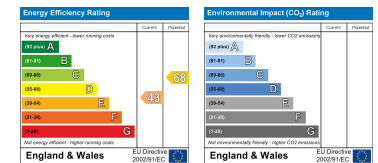


1ST FLOOR



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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