



Brook Lane | Walsall | WS9 9NB
Offers In Excess Of £300,000



Summary

**** IMPRESSIVE DETACHED HOUSE ** DECEPTIVELY SPACIOUS ** QUIET CUL DE SAC LOCATION ** IMPROVED AND MAINTAINED TO A VERY GOOD STANDARD ** INTERNAL VIEWING ADVISED ** THREE GOOD SIZED BEDROOMS TO FIRST FLOOR ** KITCHEN ** FAMILY BATHROOM ** REFITTED MODERN EN SUITE ** GUEST WC ** SPACIOUS MAIN LIVING ROOM ** SITTING ROOM/DINING ROOM/STUDY ** DRIVEWAY ** PRIVATE REAR GARDEN ** SINGLE GARAGE ** UPGRADED DOUBLE GLAZING THROUGHOUT ** GAS CENTRAL HEATING ****

Webbs Estate Agents have pleasure in offering this impressive modern family sized detached home offering spacious living accommodation throughout. The property is situated in a quiet cul de sac within a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor: Reception hallway, guest WC, living room, sitting room/dining room/study, conservatory and kitchen. The first floor landing leads to three good sized bedrooms, modern refitted en suite and a family bathroom with WC. Externally there is driveway to the fore leading to a single garage and foregarden. There is also a private and enclosed rear garden. For a viewing please call 01922 288800.

Key Features

- IMPRESSIVE MODERN DETACHED HOME
- IMPROVED AND WELL MAINTAINED THROUGHOUT
- TWO RECEPTION ROOMS
- CONSERVATORY AND SPACIOUS MAIN LIVING ROOM
- FRONT DRIVEWAY AND SINGLE GARAGE
- SOUGHT AFTER QUIET CUL DE SAC LOCATION
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM, RE FITTED EN SUITE AND GUEST WC
- UPGRADED DOUBLE GLAZED WINDOWS THROUGHOUT
- PRIVATE AND ENCLOSED REAR GARDEN

Rooms and Dimensions

Entrance hall

Guest WC

Living room

15'8" x 9'9" (4.80m x 2.99m)

Conservatory

11'1" x 10'2" (3.39m x 3.10m)

Sitting/dining room /study

9'6" x 8'4" (2.92m x 2.56m)

Kitchen

16'6" max 12'11" min x 7'0" (5.03m max 3.96m min x 2.15m)

First floor landing

Bedroom one

13'0" x 8'8" (3.98m x 2.66m)

En suite

4'3" x 4'1" (1.31m x 1.25m)

Bedroom two

9'9" x 9'0" (2.98m x 2.76m)

Bedroom three

6'11" x 6'5" (2.13m x 1.96m)

Family bathroom

6'7" x 5'6" (2.03m x 1.69m)

Front garden and driveway

Single garage

Private and enclosed rear garden

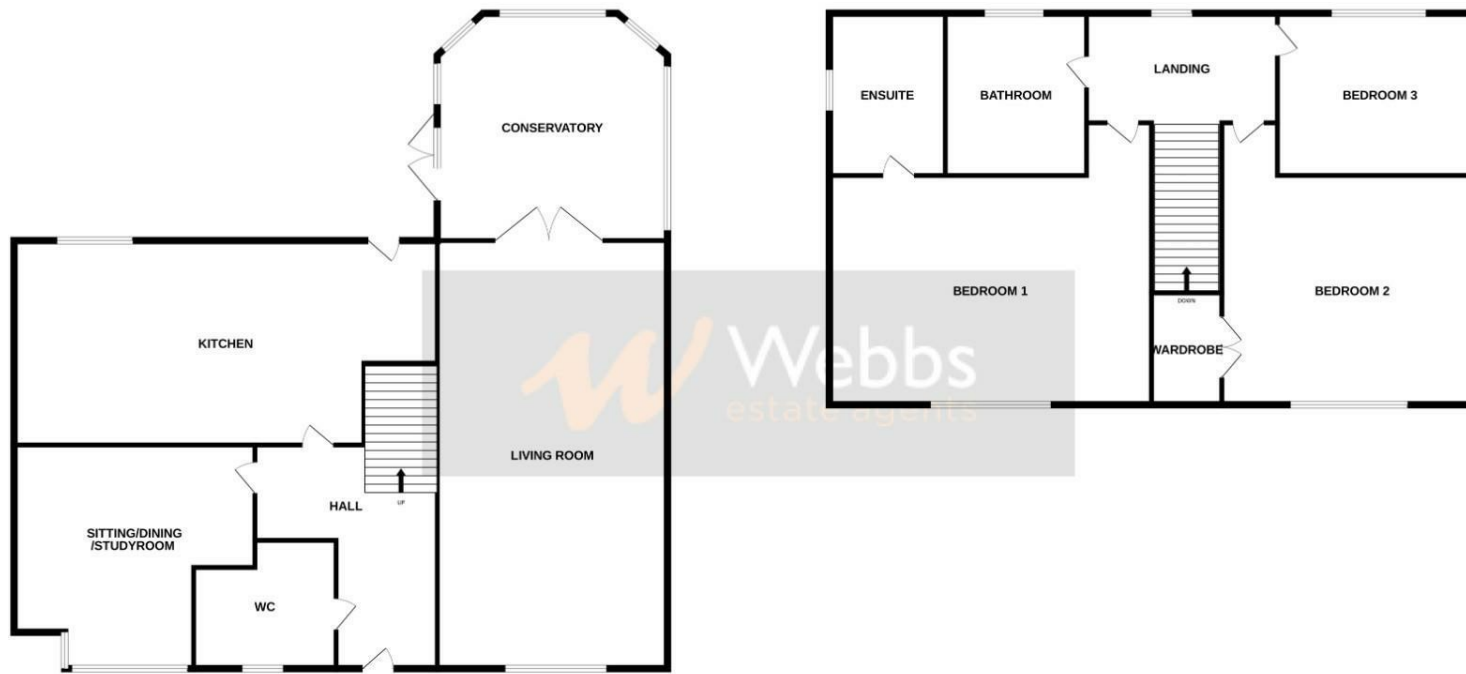
Identification Checks





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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Buyer's average energy cost - lower energy costs</p> <p>100-150 £/year A</p> <p>150-200 £/year B</p> <p>200-250 £/year C</p> <p>250-300 £/year D</p> <p>300-350 £/year E</p> <p>350-400 £/year F</p> <p>400-450 £/year G</p>	<p>Buyer's potential energy cost - lower energy costs</p> <p>100-150 £/year A</p> <p>150-200 £/year B</p> <p>200-250 £/year C</p> <p>250-300 £/year D</p> <p>300-350 £/year E</p> <p>350-400 £/year F</p> <p>400-450 £/year G</p>	<p>Buyer's average CO₂ emissions - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>150-200 g/kWh B</p> <p>200-250 g/kWh C</p> <p>250-300 g/kWh D</p> <p>300-350 g/kWh E</p> <p>350-400 g/kWh F</p> <p>400-450 g/kWh G</p>	<p>Buyer's potential CO₂ emissions - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>150-200 g/kWh B</p> <p>200-250 g/kWh C</p> <p>250-300 g/kWh D</p> <p>300-350 g/kWh E</p> <p>350-400 g/kWh F</p> <p>400-450 g/kWh G</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC