



Meadowlands Drive | Walsall | WS4 1TJ

Offers Over £370,000



Summary

****LARGE DETACHED FAMILY HOME**TWO RECEPTION ROOMS**FIVE BEDROOMS**FIFTH BEDROOM ON THE GROUND FLOOR WITH ENSUITE SHOWER ROOM** ENSUITE BATHROOM TO MASTER BEDROOM**REFITTED BATHROOM**LARGE REAR GARDEN**DRIVEWAY**CONVERTED GARAGE**FITTED KITCHEN**POPULAR LOCATION****

Webbs Estate Agents are pleased to bring to market this large and versatile detached family home situated in a popular location being close to all local amenities including shops,schools, road and transport links. This home offers in brief: Entrance hall with separate guest WC, large lounge with an outlook to the front of the home, fitted kitchen, dining room and large store room, on the ground floor there is the fifth bedroom and ensuite shower room. On the first floor there are four generous bedrooms ensuite to master bedroom and refitted family bathroom. To the rear there is a private and enclosed rear garden with paved patio and laid to lawn area. This sensation sized home also offers the chance to extended to the side and rear subject to relevant planning permission. Call Webbs on 01922 663399 to secure your viewing today!!!

Key Features

- LARGE FIVE BEDROOM DETACHED HOME
- REFITTED BATHROOM
- TWO RECPETION ROOMS
- DRIVEWAY
- POPULAR LOCATION
- FITTED KITCHEN
- TWO ENSUITE BEDROOMS
- OPPORTUNITY TO EXTENDED STPP
- LARGE REAR GARDEN
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

Rooms and Dimensions

Entrance Hall

Guest WC

Lounge

20'0" x 11'8" (6.12m x 3.58m)

Dining Room

10'4" x 10'2" (3.15m x 3.12m)

Fitted Kitchen

13'10" x 9'8" (4.24m x 2.97m)

Store Room

Bedroom Five

En Suite

First Floor Landing

Bedroom One

11'6" x 10'7" (3.51m x 3.23m)

En Suite Bathroom

Bedroom Two

11'8" x 11'3" (3.58m x 3.45m)

Bedroom Three

11'8" x 8'11" (3.56m x 2.74m)

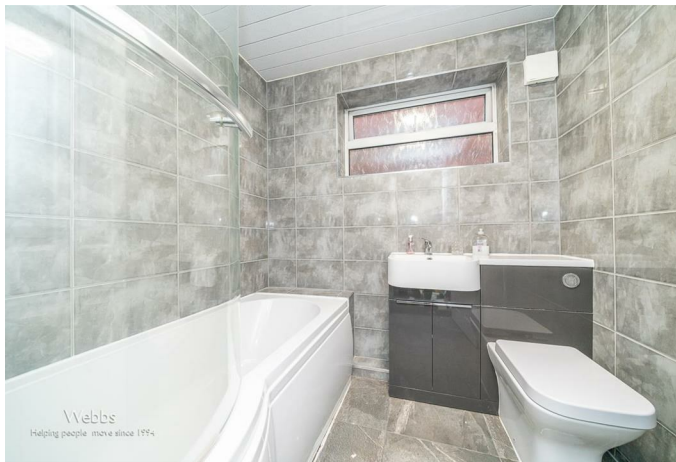
Bedroom Four

10'4" x 7'10" (3.15m x 2.39m)

Refitted Bathroom

Identification Checks





The floor plan shows a house with the following layout:

- Dining Room:** Located at the top left.
- Kitchen:** Located at the top center, adjacent to the Dining Room.
- Store:** Located at the top right.
- Lounge:** A large room located on the left side, below the Dining Room.
- Torag:** A small room located between the Lounge and the Hallway.
- Hallway:** Centrally located, containing a staircase labeled "UP".
- Shower Room:** Located on the right side, above the Bedroom.
- Bedroom:** Located on the bottom right.
- WC:** A small room located between the Hallway and the Bedroom.

The plan also features a shaded area representing a garden or patio, accessible from the Hallway and Shower Room.

The floor plan for the second floor includes the following rooms and features:

- Bedrooms:** Four bedrooms are located in the corners of the floor plan.
- Bathroom:** A bathroom is located on the left side of the floor plan.
- Ensuite:** An ensuite room is located on the right side of the floor plan.
- Landing:** A central landing area provides access to the bedrooms, bathroom, and ensuite.
- Wardrobe:** A wardrobe is located at the top of the floor plan, accessible from the landing.
- Stairs:** A staircase with a "DOWN" arrow indicates access to the first floor.

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Energy Efficiency Rating

Key energy efficient / lower running costs

Rating	Score Range	EU Average	UK Score
A	91-95	78	66
B	81-91		
C	69-81		
D	55-69		
E	43-55		
F	29-43		
G	1-29		

Key energy efficient / higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Score Range	EU Average	UK Score
A	91-95	78	66
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Very environmentally friendly - higher CO₂ emissions