



Watermeadow Drive | Walsall | WS4 1TA

£325,000

 **Webb's**  
estate agents

## Summary

**\*\* DETACHED FAMILY HOME \*\* POPULAR RESIDENTIAL AREA \*\* GREAT COMMUTER LINKS \*\* 3 BEDROOMS \*\* 2 RECEPTION ROOMS \*\* CONSERVATORY \*\* KITCHEN \*\* UTILITY \*\* FAMILY BATHROOM \*\* GUEST WC \*\* 2 CAR DRIVE & GARAGE \*\* EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES \*\* EARLY VIEWING ADVISED**

Webbs Estate Agents are proud to bring to the market this 3 bedroom detached family home located on a quiet/popular residential development close to schools, and amenities. The property has a spacious lounge, good size dining room, conservatory and kitchen, WC, 3 first floor bedrooms and a family bathroom. Outside there is driveway parking and a garage to the front with a good size enclosed garden to the rear. EARLY VIEWING IS RECOMMENDED. To arrange a viewing or for further details please contact our Aldridge branch on 01922 288800

## Key Features

- POPULAR RESIDENTIAL DEVELOPMENT
- 3 BEDROOMS
- DINING ROOM
- KITCHEN & UTILITY
- DRIVEWAY PARKING & GARAGE
- DETACHED FAMILY HOME
- LOUNGE
- CONSERVATORY
- SEPARATE WC
- EARLY VIEWING RECOMMENDED

## Rooms and Dimensions

### ENTRANCE HALL

#### LIVING ROOM

11'8" x 15'5" (3.57 x 4.71)

#### DINING ROOM

8'11" x 10'0" (2.73 x 3.06)

#### CONSERVATORY

12'6" x 8'1" (3.82 x 2.47)

#### KITCHEN

8'3" x 10'0" (2.53 x 3.06)

#### UTILITY ROOM

5'8" x 5'10" (1.75 x 1.78)

#### SEPARATE WC

5'7" x 2'9" (1.71 x 0.85)

### FIRST FLOOR LANDING

#### BEDROOM ONE

8'10" x 11'11" (2.71 x 3.65)

#### BEDROOM TWO

8'10" x 9'8" (2.71 x 2.96)

#### BEDROOM THREE

8'7" x 6'0" (2.63 x 1.83)

#### FAMILY BATHROOM

5'6" x 6'5" (1.68 x 1.96)

### OUTSIDE

### Identification Checks







Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1027.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

