



Hill Park | Walsall | WS9 9RD

Offers Over £390,000



Summary

** DETACHED PROPERTY ** VERY POPULAR RESIDENTIAL LOCATION ** LIVING ROOM ** DINING ROOM ** PLAY ROOM/OFFICE ** KITCHEN ** UTILITY ROOM ** GUEST WC ** FOUR BEDROOMS ** EN-SUITE TO MASTER BEDROOM ** FAMILY BATHROOM ** PART GARAGE/STORAGE ** CORNER PLOT ** GARDENS ** EARLY VIEWING ESSENTIAL **

Webbs Estate Agents have pleasure in offering for sale this very well presented 4 bedroom detached family home located on a popular residential development in Walsall Wood. Being close to amenities, schools, shops and commuter links. Briefly comprising: porch, hallway, living room, dining room, play room/office, kitchen, utility and a guest WC. To the first floor, the landing leads to four bedrooms, with en suite to the master and a family bathroom. Externally there is ample driveway parking, a part garage/storage area and a landscaped rear garden. EARLY VIEWING IS ADVISED!.

Key Features

- DETACHED FAMILY HOME
- MASTER WITH EN SUITE
- GUEST WC
- DINING ROOM
- OFFICE/PLAY ROOM
- 4 BEDROOMS
- FAMILY BATHROOM
- LIVING ROOM
- KITCHEN & UTILITY
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

GUEST WC

2'8" x 5'4" (0.83 x 1.63)

LIVING ROOM

17'3" x 10'4" (5.26 x 3.16)

DINING ROOM

9'6" x 9'7" (2.91 x 2.93)

PLAY ROOM/OFFICE

10'2" x 8'0" (3.12 x 2.44)

KITCHEN

13'2" x 10'5" (4.03 x 3.18)

UTILITY ROOM

10'2" x 5'11" (3.12 x 1.82)

FIRST FLOOR LANDING

MASTER BEDROOM

11'9" x 12'2" (3.59 x 3.73)

EN SUITE

5'5" x 5'6" (1.67 x 1.7)

BEDROOM TWO

9'2" x 11'1" (2.8 x 3.4)

BEDROOM THREE

9'0" x 8'3" (2.75 x 2.52)

BEDROOM FOUR

8'7" x 8'2" (2.64 x 2.51)

FAMILY BATHROOM

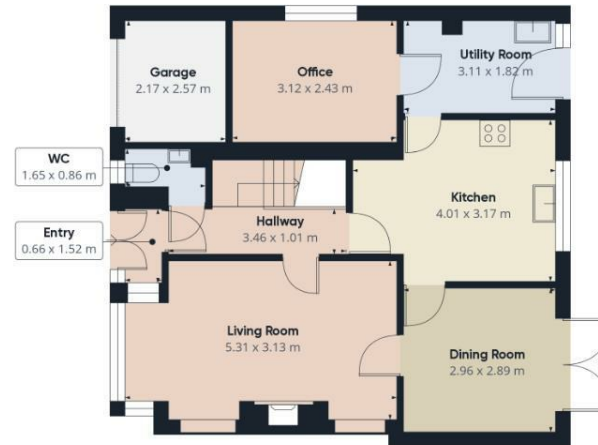
6'7" x 5'5" (2.03 x 1.66)

OUTSIDE

Identification Checks







Ground Floor



Floor 1



Approximate total area[®]
117.48 m²

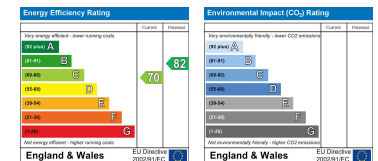
(1) Excluding balconies and terraces

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.



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