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**Fordbrook Lane | Walsall | WS3 4BN**

**£350,000**

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estate agents



# Summary

\*\* NO ONWARD CHAIN \*\* EXTENDED AND IMPROVED FOUR BEDROOM SEMI DETACHED HOME \*\* BACKING ONTO FIELDS \*\* LARGE 2ND FLOOR BEDROOM \*\* THROUGH HALLWAY \*\* OPEN PLAN LOUNGE / DINER \*\* CONSERVATORY \*\* REFITTED KITCHEN \*\* GUEST WC \*\* UTILITY ROOM \*\* KITCHEN / DINER \*\* FAMILY BATHROOM \*\* AMPLE DRIVEWAY PARKING \*\* ENCLOSED REAR GARDEN \*\* EARLY VIEWING ESSENTIAL \*\*\*

Webbs Estate Agents are delighted to offer for sale this extended and improved four bedroom semi detached home that is close to schools and amenities it offers spacious and versatile living, making it an ideal choice for modern family living. With a generous driveway to the front and a rear garden backing onto open fields, it is offered for sale with NO ONWARD CHAIN.

The ground floor begins with an entrance porch, through hallway leading to two well-proportioned reception rooms (currently open plan) with a conservatory off to the rear. The spacious breakfast kitchen is both stylish and functional, complemented by a separate utility room and guest WC. On the first floor, there are three bedrooms and a family bathroom, with a staircase off to the fourth bedroom in the loft space. To the rear there is an enclosed rear garden backing onto fields and to the front ample driveway parking. This home offers a flexible layout for spacious family living. Early viewing is highly recommended to fully appreciate all it has to offer!

# Key Features

- NO ONWARD CHAIN
- 4 BEDROOMS
- OPEN PLAN LIVING / DINING ROOM
- UTILITY AND WC
- 2ND FLOOR LOFT BEDROOM
- EXTENDED SEMI DETACHED HOME
- PORCH & HALLWAY
- BREAKFAST KITCHEN
- 3 FIRST FLOOR BEDROOMS & BATHROOM
- EARLY VIEWING ESSENTIAL

# Rooms and Dimensions

## ENTRANCE PORCH

## LIVING AREA

10'6" x 14'6" (3.22 x 4.42)

## DINING AREA

10'6" 12'7" (3.22 3.86)

## BREAKFAST KITCHEN

13'6" x 13'6" (4.14 x 4.12)

## UTILITY ROOM

5'1" x 6'0" (1.57 x 1.85)

## GUEST WC

## BEDROOM ONE

## BEDROOM TWO

12'10" x 10'7" (3.92 x 3.23)

## BEDROOM THREE

6'4" x 6'11" (1.94 x 2.11)

## FAMILY BATHROOM

6'5" x 8'3" (1.96 x 2.52)

## BEDROOM FOUR (LOFT)

14'5" x 14'0" (4.4 x 4.29)

## OUTSIDE

## Identification Checks

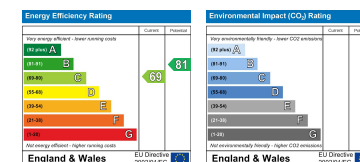








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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