Gwendoline Way | Walsall | WS9 9RG

£485,000

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Summary

** DETACHED PROPERTY ** VERY POPULAR RESIDENTIAL LOCATION ** LIVING ROOM ** SUPERB ORANGERY ** KITCHEN / DINER ** UTILITY ROOM ** GUEST WC ** SPACIOUS HOME OFFICE ** FOUR BEDROOMS ** EN-SUITE TO MASTER BEDROOM ** FAMILY BATHROOM ** GARAGE ** EV CHARGING POINT ** CORNER PLOT ** LOW MAINTENANCE 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. Being close to amenities, schools, shops and commuter links. Briefly comprising: hallway, living room, kitchen / diner, superb orangery, spacious home office, 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 garage and a low maintenance rear garden. EARLY VIEWING IS ADVISED!.

Key Features

- SUPERBLY IMPROVED & PRESENTED FAMILY HOME
- SUPERB ORANGERY & OPEN PLAN KITCHEN
- KITCHEN / DINER
- MASTER WITH EN SUITE
- AMPLE PARKING, GARAGE & EV CHARGE POINT

- 4 BEDROOM DETACHED
- LIVING ROOM
- SPACIOUS HOME OFFICE
- FAMILY BATHROOM
- LOW MAINTENANCE GARDEN

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

GUEST WC

LIVING ROOM
20'2" x 11'4" (6.15 x 3.47)

KITCHEN / DINER
18'9" x 11'1" (5.72 x 3.38)

OPEN PLAN ORANGERY
15'10" x 17'1" (4.85 x 5.22)

OFFICE
13'11" x 7'6" (4.26 x 2.31)

UTILITY AREA

FIRST FLOOR LANDING

MASTER BEDROOM
12'2" x 11'3" (3.72 x 3.45)

EN SUITE
5'7" x 6'1" (1.72 x 1.86)

BEDROOM TWO
15'8" x 7'2" (4.78 x 2.19)

BEDROOM THREE
10'3" x 9'5" (3.13 x 2.88)

BEDROOM FOUR
7'6" x 7'5" (2.29 x 2.28)

FAMILY BATHROOM
6'7" x 6'1" (2.03 x 1.87)

GARAGE

OUTSIDE

Identification Checks

Floor Plan

Laundry Room
1.20 x 2.28 m

Garage
5.30 x 2.46 m

Office
4.18 x 2.31 m

WC
1.57 x 1.07 m

Entry
1.30 x 1.92 m

Hallway
4.03 x 1.26 m

Kitchen
4.11 x 5.75 m

Sunroom
3.79 x 5.23 m

Living Room
6.20 x 3.47 m

Ground Floor

Bedroom
2.23 x 4.74 m

Landing
3.59 x 1.82 m

Bedroom
2.28 x 2.13 m

Bathroom
1.67 x 2.05 m

Bedroom
3.71 x 3.49 m

Bathroom
1.92 x 1.75 m

Bedroom
3.16 x 2.90 m

Floor 1

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Approximate total area[1]
151.2 m²

Reduced headroom
1.08 m²

(1) Excluding balconies and terraces

Reduced headroom
------- Below 1.5 m

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 are based on RICS IPMS 3C standard.

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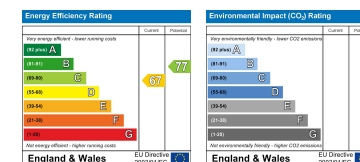
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