



Webbs

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Sutton Road | Aldridge, Walsall | WS9 0QH

£550,000

 **Webbs**
estate agents

Summary

**** MOTIVATED SELLER ** NO CHAIN ** SEMI RURAL LOCATION ** BACKING ONTO OPEN FIELDS ** EXTENDED DETACHED FAMILY HOME ** POTENTIAL FOR FURTHER EXTENSION STPP ** INTERNAL VIEWING IS ESSENTIAL ** PRIME SCHOOL CATCHMENT ** FOUR BEDROOMS ** BATHROOM & ENSUITE ** LOUNGE ** DINING ROOM ** MODERN BREAKFAST KITCHEN ** GENEROUS SECLUDED GARDENS ** PRIVATE DRIVEWAY ** GARAGE ****

Webbs Estate Agents have pleasure in offering this very well-presented extended detached family home, situated in a sought-after semi-rural location backing onto open fields within Prime School Catchment. Briefly comprising: through hallway, dining room, extended lounge, REFITTED extended breakfast with a with a range of appliances. To the first floor here is a landing leading to four good sized bedrooms, spacious REFITTED bathroom and REFITTED shower room. Externally there is a private driveway providing ample off road parking, fore garden, garage and generous rear garden. Included NEW sewage treatment plant, potential for further ground floor extension subject to relevant planning permission. INTERNAL VIEWING IS STRONGLY ADVISED !!

Key Features

- EXTENDED DETACHED FAMILY HOME
- INTERNAL VIEWING ESSENTIAL
- FOUR BEDROOMS
- REFITTED BREAKFAST KITCHEN
- DINING ROOM
- SEMI RURAL LOCATION
- POTENTIAL FOR EXTENSION STP
- BATHROOM & SHOWER ROOM
- EXTENDED LOUNGE
- GENEROUS PLOT

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

DINING ROOM

11'1 x 11'1 (3.38m x 3.38m)

EXTENDED LOUNGE

19'1 x 13'0 (5.82m x 3.96m)

REFITTED BREAKFAST KITCHEN

16'8 x 12'4 (5.08m x 3.76m)

LANDING

BEDROOM ONE

12'2 x 11'2 (3.71m x 3.40m)

REFITTED SHOWER ROOM

7'9 x 7'3 (2.36m x 2.21m)

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

REFITTED FAMILY BATHROOM

GARAGE

PRIVATE DRIVEWAY

GENEROUS GARDENS

Agents Note

Premium Conveyancing

Identification Checks



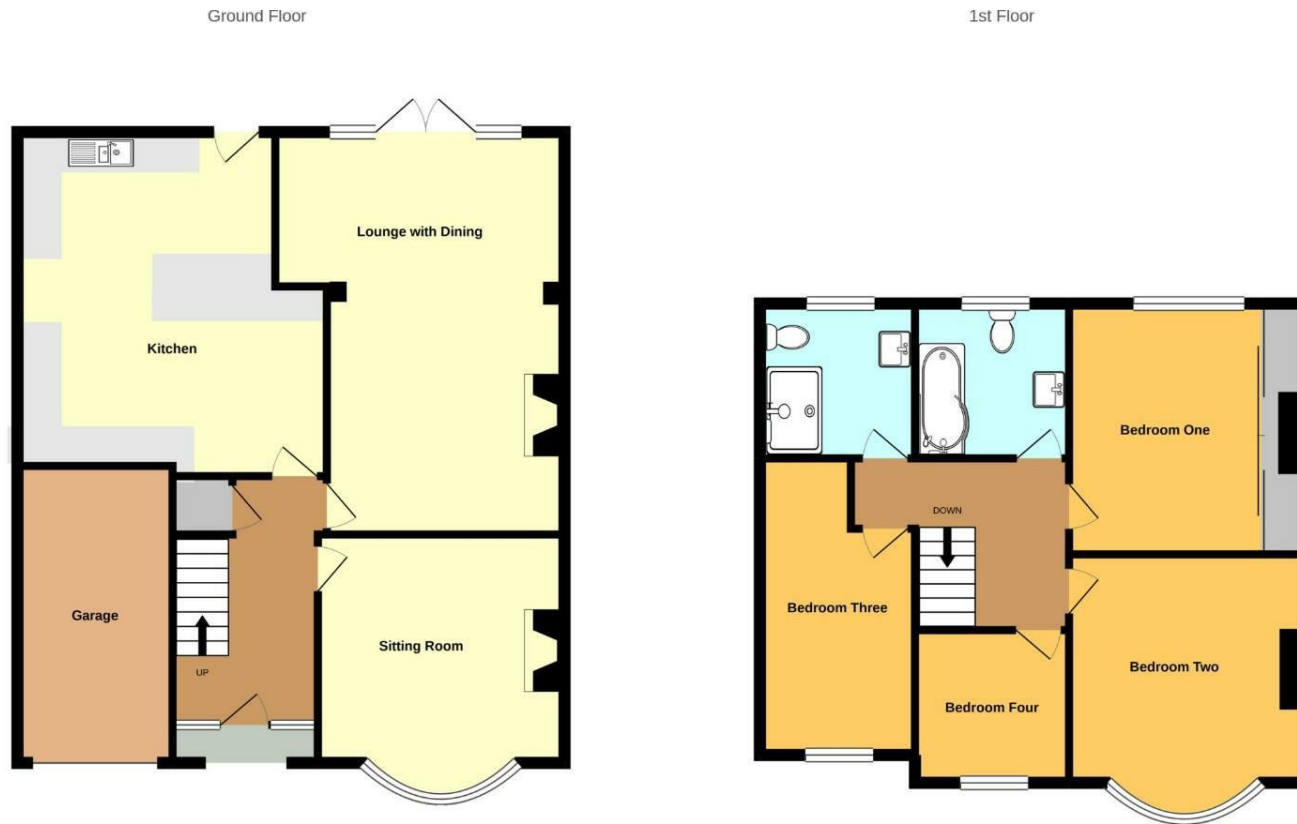


**GET READY FOR A SPEEDIER,
SMOOTHER AND MORE SUCCESSFUL
TRANSACTION WITH THIS PREMIUM
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

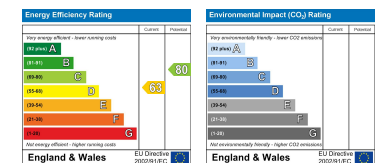
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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