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Beechtree Road | Walsall | WS9 9LS

£400,000

 **Webbs**
estate agents

Summary

** DETACHED FAMILY HOME ** NO UPWARD CHAIN ** CLOSE TO AMENITIES ** 4 BEDROOMS ** TWO WITH EN SUITE FACILITIES ** LARGE LIVING ROOM ** DINING ROOM ** FULL WIDTH CONSERVATORY ** KITCHEN ** FAMILY BATHROOM ** GUEST WC ** AMPLE PARKING ** LARGE LOW MAINTENANCE GARDEN ** EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES **

Webbs Estate Agents are proud to bring to the market this 4 bedroom detached family home offered for sale with NO UPWARD CHAIN. The property has a spacious living room, dining room, large split conservatory, kitchen, WC, 4 first floor bedrooms, 2 with en suite facilities and a family bathroom. Outside there is ample driveway parking and an enclosed low maintenance 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

- NO ONWARD CHAIN
- 4 BEDROOMS
- LARGE LIVING ROOM
- KITCHEN
- AMPLE PARKING
- DETACHED FAMILY HOME
- TWO WITH EN SUITE FACILITIES
- DINING ROOM
- LARGE CONSERVATORY
- LARGE LOW MAINTENANCE REAR GARDEN

Rooms and Dimensions

ENTRANCE HALL

WC
2'7" x 5'10" (0.8 x 1.78)

DINING ROOM
8'8" x 11'9" (2.66 x 3.6)

LIVING ROOM
11'5" x 22'11" (3.50 x 6.99)

CONSERVATORY / UTILITY AREA
12'3" x 8'11" (3.75 x 2.73)

CONSERVATORY
21'8" x 8'11" (6.61 x 2.73)

KITCHEN
12'4" x 9'4" (3.78 x 2.87)

FIRST FLOOR LANDING

BEDROOM ONE
11'5" x 13'8" (3.49 x 4.19)

DRESSING AREA
8'5" x 6'8" (2.58 x 2.05)

EN SUITE
2'6" x 4'4" (0.78 x 1.33)

BEDROOM TWO
8'9" x 9'10" (2.67 x 3.02)

BEDROOM THREE
11'4" x 8'7" (3.46 x 2.63)

BEDROOM FOUR
11'7" x 14'9" max (3.55 x 4.52 max)

EN SUITE
2'7" x 6'1" (0.81 x 1.87)

FAMILY BATHROOM
8'0" x 6'5" (2.46 x 1.97)

OUTSIDE

Identification Checks







Approximate total area⁽¹⁾
172.2 m²
Reduced headroom
2.7 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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.

