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**The Granary | Walsall | WS9 8NY**

**Offers In Excess Of £585,000**

 **Webbs**  
estate agents

## Summary

**\*\* HIGHLY REGARDED QUIET RESIDENTIAL LOCATION \*\* CHARMING DETACHED HOME \*\* CLOSE TO ALDRIDGE CENTRE \*\* THREE DOUBLE BEDROOMS \*\* TWO LARGE RECEPTION ROOMS \*\* BREAKFAST KITCHEN \*\* UTILITY \*\* STUDY ON LANDING \*\* PORCH, HALL AND GUEST WC \*\* FAMILY BATHROOM/WC \*\* PRIVATE GARDENS WITH SECLUDED COURTYARD \*\* DRIVEWAY AND DETACHED GARAGE \*\* VIEWING HIGHLY ADVISED \*\***

Located near to the heart of Aldridge town centre this stunning detached home offers a wealth of charm and features that will suit a mix of buyers ranging from retired couples to established families. The space created internally offers welcoming living accommodation throughout while the outside garden and courtyard will allow you to enjoy all the seasons in privacy. The ground floor briefly comprises of ; entrance porchway leading into a spacious hall with doors to a guest wc, main lounge and breakfast kitchen which leads off to a dining room and utility. The first floor is generously proportioned having a spacious landing housing a study area and having doors off to three bedrooms and family bathroom. Externally the property boasts a double drive leading to a garage while the well maintained gardens and courtyard are private. You will not want to miss out on this stunningly beautiful home , get in touch today for more information and to book a viewing. Aldridge office 01922 288800.

## Key Features

- CHARMING DETACHED HOME FULL OF STUNNING FEATURES
- THREE DOUBLE BEDROOMS ON FIRST FLOOR WITH FAMILY BATHROOM/WC
- FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM PLUS UTILITY ROOM
- ENTRANCE PORCH, WELCOMING HALLWAY WITH GUEST CLOAKS/WC
- AMPLE PARKING WITH DETACHED GARAGE
- HIGHLY REGARDED AND EXCLUSIVE LOCATION CLOSE TO ALDRIDGE CENTRE
- TWO LARGE RECEPTION ROOMS
- SPACIOUS LANDING ACCOMODATING A STUDY AREA
- WELL MAINTAINED GARDENS WITH PRIVATE COURTYARD
- DOUBLE GLAZING AND GAS CENTRAL HEATING

## Rooms and Dimensions

### Entrance Porch

### Reception hall

### Guest cloaks/WC

### Lounge

16'2 x 14'5 (4.93m x 4.39m)

### Kitchen/Breakfast room

16'2 x 13'6 (4.93m x 4.11m)

### Utility room

29'6"32'9" x 16'4"19'8" (9'10 x 5'6)

### Dining room

15'11 x 10'0 (4.85m x 3.05m)

### First floor landing with Study area

### Bedroom One

16'4 x 14'6 (4.98m x 4.42m)

### Bedroom Two

13'6 x 10'0 (4.11m x 3.05m)

### Bedroom Three

10'10 x 9'7 (3.30m x 2.92m)

### Bathroom/WC

8'10 x 6'0 (2.69m x 1.83m)

### Garage

52'5"36'1" x 36'1"13'1" (16'11 x 11'4)

### Driveway

### Private gardens





