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ESTATE AGENTS

Sunnyside, Walsall

£390,000

4 2 2



An immaculately presented and tastefully appointed four bedroom family home, in a very popular part of Aldridge.

This hugely impressive link-detached property in Sunnyside benefits from a convenient location with easy access to Walsall's town centre, Lichfield City and a range of nearby amenities, including various shops, schools and transport links, with surrounding countryside offering plenty of scenic walks and trails.

The accommodation enjoys light and airy rooms throughout, with the ground floor home to a stunning open plan family kitchen/living area, equally attractive dining room and guest WC, whilst all four bedrooms and contemporary family bathroom sit to the first, with the Master complete with en-suite shower room. A driveway with a lawn adjacent are complimented by a garage and predominantly lawned garden with a slab paved patio to make up the property's exterior.

Properties presented to a standard such as this simply must be viewed in order to be appreciated; we would advise booking in at your earliest convenience to avoid disappointment.

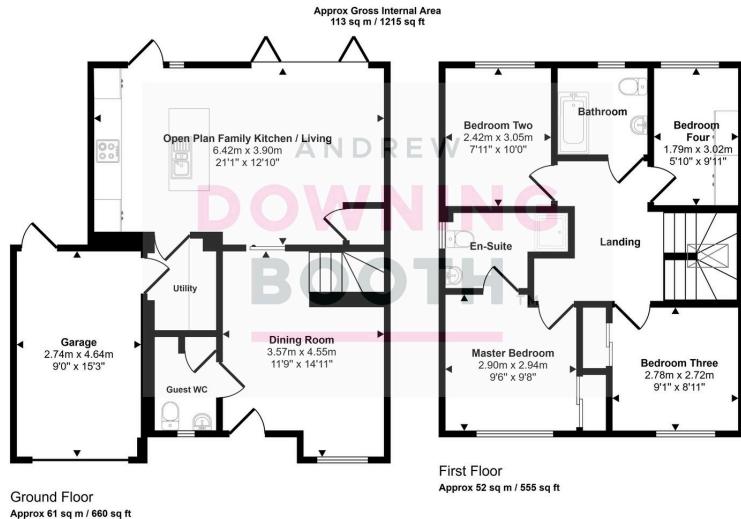
### Open Plan Family Kitchen / Living Room - 6.42m x 3.9m (21'0" x 12'9")

Quite simply the heart of the home, this incredible room consists of the following:

#### Breakfast Kitchen

A magnificent breakfast kitchen is fitted with a contemporary range of matching base cabinets and wall units whilst a stainless steel sink with brushed stainless steel mixer tap is set into the worksurface of the matching island. There is a range of integrated appliances, including a tall refrigerator/freezer, dishwasher, oven/grill, microwave and four ring induction hob with matching extractor hood above. The room is also fitted with recessed ceiling spotlights, a radiator, tile effect flooring, rear facing UPVC triple glazed window





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Four Bedroom Detached Family Home
- Exceptional Standards Of Presentation Throughout
- Stunning Full Width Family Breakfast Kitchen / Living Room
- Consistently Light & Airy Across Both Floors
- Impressive Room Sizes
- Popular & Convenient Location With Access To Amenities
- Charming Frontage, Garage & Spacious, South-Facing Garden
- Master Bedroom With Contemporary En-Suite Shower Room
- EPC Rating: B
- Council Tax Band: D

