



Sutherland Road | Walsall | WS6 7BS

£290,000

 **Webbs**  
estate agents



## Summary

**\*\* STUNNING SHOW HOME STANDARD \*\* DESIRABLE LOCATION \*\* EXTENDED FAMILY HOME \*\* THREE BEDROOMS \*\* THREE RECEPTION ROOMS \*\* MODERN KITCHEN \*\* UTILITY AND GUEST WC \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a stunning home which has been extended and improved, offering excellent school catchments, transport links via road and rail, also being close to local shops and amenities.

In brief consisting of entrance porch and hallway, a spacious lounge, a large playroom, a conservatory with a solid roof, dining room, the large kitchen has a range of wall and floor units and space for a range cooker, utility room and guest WC.

To the first floor there are three bedrooms and family bathroom, externally the enclosed rear garden has patio seating area, lawn and a large workshop, **VIEWING IS ADVISED TO AVOID DISAPPOINTMENT.**

## Key Features

- STUNNING SHOW HOME STANDARD
- MODERN KITCHEN DINER
- THREE RECEPTION ROOMS
- EXCELLENT SCHOOL CATCHMENTS
- ENCLOSED REAR GARDEN, DRIVEWAY
- THREE BEDROOMS
- UTILITY AND GUEST WC
- DESIRABLE LOCATION
- CONSERVATORY
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

### LOUNGE

13'9" x 11'5" (4.2m x 3.5m)

### PLAY ROOM

17'9" x 7'11" (5.425 x 2.427)

### CONSERVATORY

11'1" x 7'2" (3.4m x 2.2m)

### KITCHEN

17'4" x 7'10" (5.3m x 2.4m)

### UTILITY ROOM

8'7" x 7'10" (2.641 x 2.409)

### GUEST WC

### LANDING

### BEDROOM 1

10'9" x 10'5" (3.3m x 3.2m)

### BEDROOM 2

10'9" x 8'10" (3.3m x 2.7m)

### BEDROOM 3

7'6" x 6'10" (2.3m x 2.1m)

### BATHROOM

### DRIVEWAY

### REAR GARDEN WITH WORKSHOP

### GUEST WC

### UTILITY ROOM







