



Pool View | Walsall | WS6 6PA

£1,400 PCM

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Summary

Webbs Estate Agents proudly presents this extensively extended four-bedroom semi-detached family residence nestled in the desirable village of Great Wyrley. Set against the backdrop of idyllic horse fields, this home offers a tranquil ambience.

Upon entry, you're welcomed into a generously proportioned open-plan reception and dining area, perfect for hosting gatherings. The contemporary breakfast kitchen, accompanied by a convenient utility room, enhances the functionality of everyday living. The ground floor also hosts a family bathroom and three well-appointed bedrooms.

Ascending the staircase, you'll discover the luxurious master suite on the first floor. This impressive space features a sprawling layout, complete with a walk-in wardrobe and an en suite bathroom boasting both a bath and a shower, ensuring indulgent comfort.

Externally, the property features a driveway and a low-maintenance front garden, while the fully enclosed rear garden offers ample space for relaxation, featuring a seating area and a workshop.

Key Features

- Extensively extended four-bedroom semi-detached family home
- Serene setting amidst picturesque horse fields
- Modern breakfast kitchen with separate utility room
- Three generously sized bedrooms on the ground floor
- Front driveway and low-maintenance garden
- Located in the sought-after village of Great Wyrley
- Spacious open-plan reception and dining area
- Ground floor family bathroom
- Luxurious master suite on the first floor with walk-in wardrobe and en suite bathroom
- Fully enclosed rear garden with seating area and workshop

Rooms and Dimensions

PROPERTY DETAILS:

Spacious Lounge/Diner

26'5" max (15'4" min) x 19'9" max (11'5" min) (8.069 max (4.675 min) x 6.035 max (3.489 min))

Breakfast Kitchen

14'5" x 10'3" (4.404 x 3.132)

Utility Room

17'1" max (7'0" min) x 10'4" (5.210 max (2.152 min) x 3.158)

Inner Hallway

10'2" x 5'10" (3.099 x 1.795)

Bedroom Two (Ground Floor)

15'3" x 9'11" (4.662 x 3.044)

Bedroom Three (Ground Floor)

17'1" max (9'2" min) x 10'8" max (4'4" min) (5.209 max (2.795 min) x 3.254 max (1.332 min))

Bedroom Four (Ground Floor)

10'8" x 6'7" (3.254 x 2.009)

Bedroom One (First Floor)

23'6" x 17'4" max (13'3" min) (7.188 x 5.300 max (4.061 min))

En-Suite (off First Floor Bedroom)

16'11" x 10'4" (5.169 x 3.154)

Please Note





Ground Floor

Approx. 110.1 sq. metres (1185.4 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
73	80	73	80
<p>Energy Efficiency Rating: 73 (Current), 80 (Target)</p> <p>Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)</p>		<p>Environmental Impact (CO₂) Rating: 73 (Current), 80 (Target)</p> <p>Environmental Impact (CO₂) Rating Legend: A (10-20), B (21-30), C (31-40), D (41-50), E (51-60), F (61-70), G (71-80)</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	