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**Bramwell Drive | Cheslyn Hay, Walsall | WS6 7PQ**

**Open To Offers £715,000**

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estate agents



## Summary

**\*\* HIGHLY DESIRABLE LOCATION \*\* FIVE BEDROOMS \*\* STUNNING ORANGERY \*\* MODERN REFITTED KITCHEN \*\* THREE RECEPTION ROOMS \*\* DETACHED DOUBLE GARAGE \*\* REFITTED FAMILY BATHROOM \*\* GATED DRIVEWAY \*\* VIEWING ESSENTIAL \*\***

Webbs Estate Agents are pleased to offer for sale a detached five-bedroom executive home in a highly desirable location, offering excellent school catchments, transport links, local shops and amenities.

In brief consisting of an entrance hallway, guest WC, study, dining room and spacious lounge with double doors opening into the stunning orangery that overlooks the rear garden. The modern breakfast kitchen has recently been refurbished with an island and integrated appliances, having an opening to the utility room.

To the first floor, there are five generous-sized bedrooms, a recently refurbished family bathroom and an en-suite shower room to the master bedroom, all accessed via the gallery landing, externally the property has an enclosed rear garden, the detached double garage has storage to the front, the room at the rear is ideal as a gym, office or entertaining garden room.

A large gated driveway provides ample off-road parking, **VIEWING ESSENTIAL**

## Key Features

- HIGHLY DESIRABLE LOCATION
- STUNNING ORANGERY
- REFITTED FAMILY BATHROOM
- DOUBLE DETACHED GARAGE
- EXCELLENT TRANSPORT LINKS
- MODERN REFITTED KITCHEN
- THREE RECEPTION ROOMS
- FIVE BEDROOMS
- GATED DRIVEWAY
- VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE HALL

### DINING ROOM

11'8" x 9'7" (3.58m x 2.94m)

### SITTING ROOM

13'7" x 8'7" (4.16m x 2.64m)

### BREAKFAST KITCHEN

15'8" x 11'4" (4.8m x 3.47m)

### UTILITY ROOM

6'8" x 4'11" (2.05m x 1.52m)

### GUESTS WC

### LOUNGE

18'11" x 12'7" (5.79m x 3.86m)

### ORANGERY

17'2" x 11'1" (5.235 x 3.379)

### LANDING

### BEDROOM ONE

13'9" x 11'9" (4.21m x 3.6m)

### EN-SUITE

### BEDROOM TWO

11'9" x 11'7" (3.6m x 3.55m)

### BEDROOM THREE

11'11" x 8'11" (3.65m x 2.74m)

### BEDROOM FOUR

9'6" x 8'8" (2.92m x 2.66m)

### BEDROOM FIVE

8'5" x 7'5" (2.59m x 2.28m)

### BATHROOM

### DETACHED DOUBLE GARAGE REAR OFFICE

16'0" x 11'7" (4.895 x 3.532)

### DETACHED DOUBLE GARAGE FRONT

16'0" x 5'5" (4.895 x 1.672)







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| 73   | 79        | G  | G         |
| <small>Key Average Energy Use - lower energy costs</small><br><small>Key Average CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</small> |           | <small>Key Average Energy Use - lower energy costs</small><br><small>Key Average CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</small> |           |
| <small>EU Directive 2002/91/EC</small>   |           | <small>EU Directive 2002/91/EC</small>   |           |