



Meadowbank Grange | Walsall | WS6 6PT

Offers In Excess Of £380,000

 **Webbs**  
estate agents

## Summary

**\*\* IMPRESSIVE MODERN DETACHED FAMILY HOME \*\* DESIRABLE AND SOUGHT AFTER VILLAGE LOCATION \*\* IMMACULATEDLY MAINTAINED TO HIGH STANDARD THROUGHOUT \*\* INTERNAL VIEWING IS ESSENTIAL \*\* SPACIOUS MAIN LIVING ROOM \*\* STUNNING OPEN PLAN KITCHEN DINING ROOM \*\* UTILITY ROOM \*\* GUEST WC \*\* FOUR BEDROOMS \*\* MODERN EN SUITE SHOWER ROOM \*\* REFITTED MODERN FAMILY BATHROOM \*\* LANDSCAPED PRIVATE REAR GARDEN \*\* GAS CENTRAL HEATING \*\* DOUBLE GLAZING \*\* GARAGE AND DRIVEWAY \*\***

Webb's Estate Agents have pleasure in offering this IMMACULATEDLY MAINTAINED modern detached family home, situated in a desirable and highly sought-after residential location, being close to all local amenities and good schools. Briefly comprising: through hallway, spacious main bay fronted living room, stunning refitted open plan kitchen dining room with integrated appliances, utility room, and guest WC. To the first floor the landing leads to four good-sized bedrooms, family bathroom, and en suite shower room. Externally there is a fore garden, private driveway, garage, and landscaped private rear garden.

## Key Features

- IMPRESSIVE IMMACULATEDLY PRESENTED MODERN DETACHED
- DESIRABLE POSITION WITHIN SOUGHT AFTER RESIDENTIAL LOCATION
- FOUR GOOD SIZED BEDROOMS
- MODERN EN SUITE, BATHROOM
- SPACIOUS MAIN LIVING ROOM
- STUNNING MODERN OPEN PLAN FITTED KITCHEN DINING ROOM
- UTILITY ROOM AND GUEST WC
- PRIVATE AND ENCLOSED REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY
- CLOSE TO SHOPS, SCHOOLS, AMENITIES AND TRANSPORT LINKS

## Rooms and Dimensions

### Entrance hall

### Living room

15'3" plus bay x 10'4" (4.65m plus bay x 3.15m)

### Open plan Kitchen dining room

20'6" x 8'10" (6.25m x 2.70m)

### Utility room

5'8" x 5'1" (1.74m x 1.56m)

### Guest WC

### First floor landing

### Bedroom one

11'2" x 10'4" (3.41m x 3.17m)

### En suite

### Bedroom two

11'8" x 8'8" (3.58m x 2.66m)

### Bedroom three

11'0" x 10'2" (3.37m x 3.10m)

### Bedroom four

9'11" x 6'10" (3.03m x 2.09m)

### Family bathroom

9'10" x 5'2" (3.02m x 1.58m)

### Front driveway

### Garage

### Private rear garden

### Identification checks - C





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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