



Gwendoline Way, Walsall Wood
Walsall, WS9 9RG

Offers in the Region Of £365,000

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A well-presented four bedroom detached family home situated in this friendly, pleasant cul-de-sac close to transport links and a nature reserve on the door step.

The property has a storm porch, hallway, cloak room, two good sized reception rooms, breakfast kitchen and utility. On the first floor are four generous bedrooms and two bathrooms - one being en-suite.

Externally is a generous front garden with adjacent driveway providing off road parking and giving access to the garage.

The rear garden is laid mainly to lawn with patio area.





Property Specification

FOUR BEDROOM DETACHED HOME
DESIREABLE CUL-DE-SAC LOCATION
BREAKFAST KITCHEN
UTILITY & W.C.
TWO RECEPTION ROOMS

Entrance Porch

Entrance Hall

Lounge 15' 9" x 13' 1" (4.8m x 4m)

Dining Room 11' 6" x 8' 9" (3.5m x 2.67m)

Conservatory 9' 6" x 8' 10" (2.9m x 2.68m)

Kitchen 11' 0" x 10' 10" (3.35m x 3.3m)

Utility room 6' 9" x 4' 9" (2.05m x 1.45m)

Guest WC

Garage 17' 3" x 8' 0" (5.25m x 2.45m)

Bedroom One 15' 6" x 11' 4" (4.72m x 3.45m)

En-suite

Bedroom Two 15' 3" x 8' 0" (4.65m x 2.45m)

Bedroom Three 9' 0" x 7' 7" (2.75m x 2.3m)

Bedroom Four 8' 6" x 8' 0" (2.6m x 2.45m)

Family Bathroom

Agent's Note:

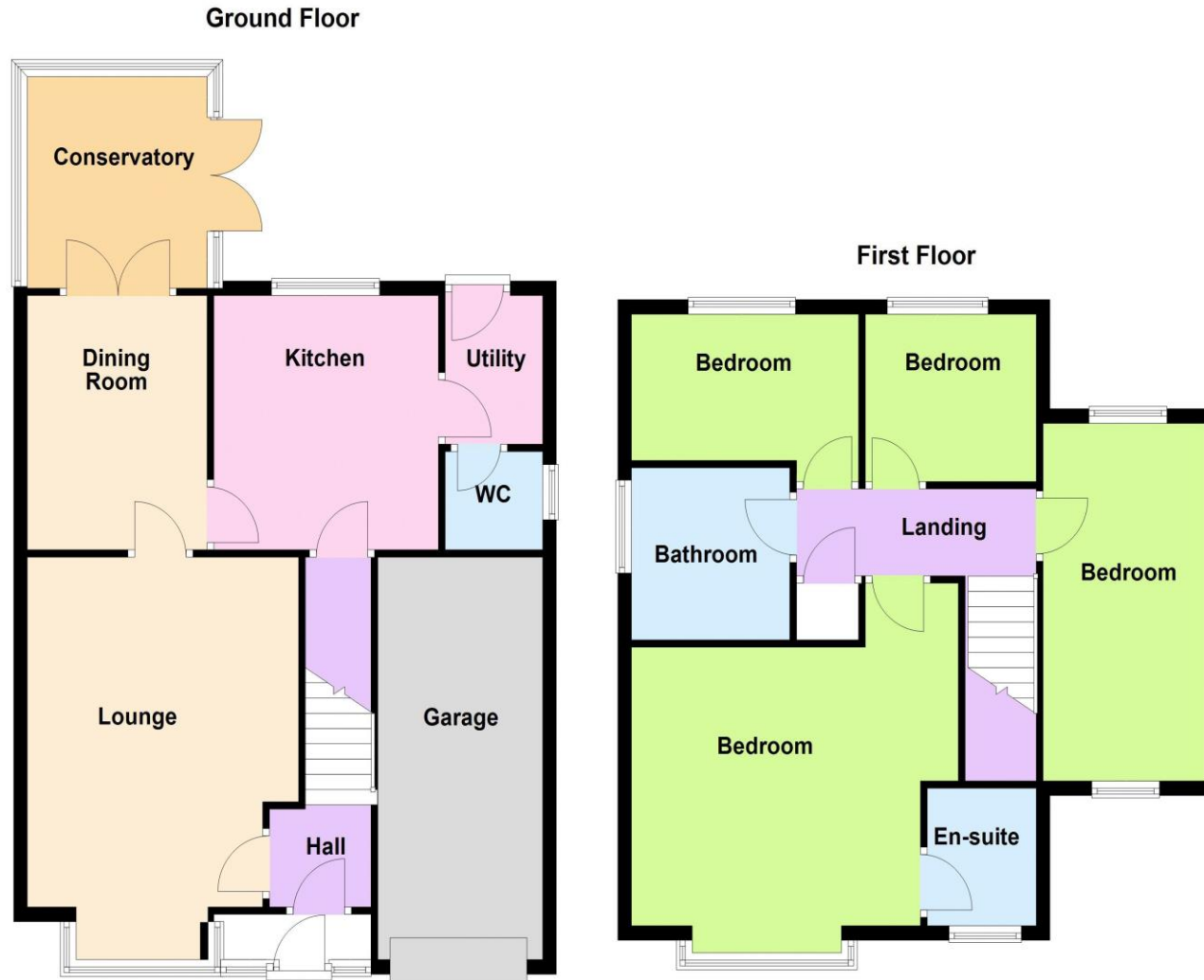
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Came on the market: 7th May 2024

Viewer's Note:

Services connected: Mains gas, electricity & drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

