



Brook Meadow Road | Shelfield | WS4 1TL

Asking Price £350,000





# Summary

\*FOUR BED DETACHED\*\*TWO RECEPTION ROOMS\*\*EN SUITE\*\*GUEST WC\*\*UTILITY ROOM\*\*GUEST WC\*\*GENEROUS PLOT\*\*NO CHAIN\*\*\*DRIVE AND GARAGE\*\*VIEWING ESSENTIAL\*\*

Webbs are delighted to present this spacious and well-presented four-bedroom detached family home, ideally situated in a desirable residential estate in Shelfield. Offering generous living accommodation throughout, this property is perfect for families seeking comfort, space, and convenience. Upon entering, you are welcomed by a bright entrance hall leading to two well-proportioned reception rooms – ideal for use as a lounge and a formal dining room or home office. The modern kitchen provides ample storage and workspace, complemented by a separate utility room and a convenient downstairs WC. Upstairs, the property boasts four double bedrooms, including a spacious master bedroom with its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, the home benefits from a garage and driveway, providing off-road parking. To the rear is a beautifully maintained garden, perfect for relaxing or entertaining in the warmer months. Located in a quiet and friendly estate, yet within easy reach of local amenities, schools, and transport links, this is a wonderful opportunity to rent a substantial family home in a prime location. Early viewing is highly recommended. Contact Webbs Estate Agents today to arrange your appointment.

# Key Features

- FOUR BEDROOM DETACHED
- NO ONWARD CHAIN
- FITTED KITCHEN
- EN SUITE
- DRIVE AND GARAGE
- GENEROUS PLOT
- DECEPTIVELY SPACIOUS
- FITTED BATHROOM
- GUEST WC AND UTILITY
- CALL WEBBS TO SECURE YOUR VIEWING

# Rooms and Dimensions

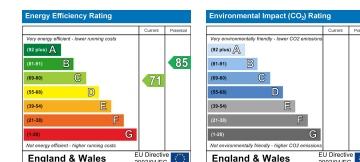
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|--------------------------------------------------|-------------------------------------------------|
| <b>Hallway</b><br>13'10" x 5'11" (4.24 x 1.82)   | <b>Landing</b><br>4'5" x 11'3" (1.35 x 3.44)    |
| <b>Lounge</b><br>16'7" x 11'0" (5.07 x 3.36)     | <b>Bedroom 1</b><br>11'1" x 12'3" (3.40 x 3.75) |
| <b>Dining Room</b><br>9'11" x 9'6" (3.03 x 2.90) | <b>En-suite</b><br>5'8" x 5'1" (1.73 x 1.55)    |
| <b>Kitchen</b><br>9'5" x 10'8" (2.89 x 3.26)     | <b>Bathroom</b><br>6'2" x 5'6" (1.89 x 1.69)    |
| <b>Utility</b><br>6'3" x 4'11" (1.92 x 1.51)     | <b>Bedroom 2</b><br>19'5" x 7'3" (5.92 x 2.23)  |
| <b>WC</b><br>2'11" x 4'11" (0.90 x 1.51)         | <b>Bedroom 3</b><br>7'8" x 15'5" (2.34 x 4.70)  |
| <b>Garage</b><br>17'3" x 7'9" (5.26 x 2.38)      | <b>Bedroom 4</b><br>9'6" x 10'4" (2.90 x 3.15)  |
| <b>Identification Checks B</b>                   |                                                 |







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.



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