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**Brookland Road | Walsall | WS9 9LY**

**Offers Over £375,000**

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## Summary

"Don't judge a book by its cover" - This deceptively spacious and highly versatile three/four bedroom detached dormer bungalow offers far more accommodation than first meets the eye. Cherished by the current owners for over 40 years, this superb home has been thoughtfully maintained and provides flexible living space to suit families, downsizers and those seeking ground floor accommodation without compromising on space.

The property is welcomed by an impressive entrance hallway leading to three well proportioned ground floor bedrooms, two of which are generous doubles overlooking the front aspect, while the third offers excellent flexibility as a bedroom, study or hobby room. A spacious family bathroom is complemented by a separate shower cubicle, providing practicality for modern family living.

To the rear of the property is the outstanding full width living/room, creating a superb entertaining space with bi fold doors opening onto the rear garden and allowing an abundance of natural light to flood the room. The adjoining refitted contemporary kitchen features stylish handleless units, integrated appliances and excellent storage, while a separate utility room provides additional workspace and direct access to the garden.

## Key Features

- DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM DETACHED DORMER BUNGALOW - CHERISHED FAMILY HOME FOR OVER 40 YEARS
- DON'T JUDGE A BOOK BY ITS COVER – MUST BE VIEWED TO BE FULLY APPRECIATED ITS SIZE
- VERSATILE ACCOMMODATION IDEAL FOR GROWING FAMILIES OR DOWNSIZERS
- THREE GROUND FLOOR BEDROOMS & FIRST FLOOR LOFT CONVERSION OFFERING A FOURTH BEDROOM OR ADDITIONAL SITTING ROOM
- FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE & EN-SUITE BATHROOM TO THE LOFT ROOM
- FULL WIDTH LOUNGE/DINING ROOM TO REAR
- MODERN EXTENDED REFITTED KITCHEN AND SEPARATE UTILITY ROOM
- DETACHED REAR GARAGE & AMPLE DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- BEAUTIFULLY MAINTAINED THROUGHOUT & LOVELY ESTABLISHED REAR GARDEN
- VIEWING ESSENTIAL - CALL WEBBS ALDRIDGE TODAY ON 01922 288800!!

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LIVING ROOM

27'10"/16'7" x 11'11"/7'8" (8.50m/5.08m x 3.64m/2.36m )

### REFITTED KITCHEN

17'4"(max)/9'6"(min) x 9'8"(max)5'10"(min)  
(5.29m(max)/2.90m(min) x 2.96m(max)1.79m(min))

### UTILITY ROOM

5'11" x 5'9" (1.82m x 1.76m )

### MASTER BEDROOM

13'9" x 16'2"(max)/14'1"(min) (4.21m x 4.94m(max)/4.30(min))

### BEDROOM TWO

12'0"x 11'11" (3.67mx 3.64m )

### BEDROOM THREE

7'11" x 7'1" (2.43m x 2.18m)

### BATHROOM WITH SEPARATE SHOWER CUBICLE

### FIRST FLOOR BEDROOM FOUR/LIVING AREA

20'0" x 16'11" (6.12m x 5.18m)

### ENSUITE BATHROOM

### Identification Checks





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