



Formby Way | Walsall | WS3 3TL

Asking Price £425,000

 **Webbs**  
estate agents

## Summary

**\*\*STUNNING FOUR BEDROOM DETACHED HOME\*\*EXTENDED AND IMPROVED THROUGHOUT\*\*OPEN PLAN LIVING KITCHEN DINER\*\*MASTER WITH ENSUITE\*\*POPULAR TURNBERRY ESATE\*\*LANDSCAPED GARDEN\*\*DECPETIVLEY SPACIOUS\*\*VIEWING ESSENTIAL\*\***

Nestled in the desirable Turnberry Estate, Formby Way in Walsall presents a remarkable opportunity to acquire a beautifully improved and extended four-bedroom detached house. This stunning property has been meticulously enhanced by its current owner, making it an ideal family home.

As you approach the residence, you are greeted by a generous driveway and a welcoming porch that leads into a spacious hallway. The ground floor boasts a stylish lounge featuring a striking media wall, perfect for relaxation and entertainment. The heart of the home is undoubtedly the exquisite refitted kitchen, which is equipped with a variety of integrated appliances and a central island, seamlessly flowing into a sunroom that bathes the space in natural light. Additionally, there is a separate utility room and a convenient guest WC. The ground floor also offers a versatile sitting/dining room, which could easily serve as a fifth bedroom if desired.

Venturing to the first floor, you will find four generously sized bedrooms, each providing ample space for comfort and privacy. The master bedroom is particularly impressive, featuring a refitted shower

## Key Features

- STUNNING FOUR BEDROOM DETACHED HOME
- IMPRESSIVE OPEN PLAN LIVING KITCHEN DINER
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER AND REFITTED FAMILY BATHROOM
- VIEWING ESSENTIAL
- IMPROVED THROUGHOUT
- UTILITY AND GUEST WC
- FOUR GENEROUS BEDROOMS
- ENVIABLE TURNBERRY ESTATE
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Porch

### Hall

### Lounge

13'5" x 16'3" (4.090m x 4.959m)

### Breakfast Kitchen

21'4" x 10'3" (6.524m x 3.145m)

### Sun Room

11'1" x 8'10" (3.383m x 2.704m)

### Sitting/ Dining Room

16'2" x 7'11" (4.931m x 2.419m)

### Guest WC

4'5" x 3'6" (1.364m x 1.084m)

### Utility Room

7'4" x 6'10" (2.247m x 2.105m)

### First Floor Landing

### Bedroom One

10'11" x 12'10" (3.330m x 3.919m)

### En Suite

6'1" x 4'9" (1.879m x 1.449m)

### Bedroom Two

9'11" x 8'4" (3.029m x 2.564m)

### Bedroom Three

10'10" x 8'3" (3.311m x 2.529m)

### Bedroom Four

8'2" x 8'5" (2.508m x 2.572m)

### Family Bathroom

6'0" x 6'3" (1.842m x 1.925m)

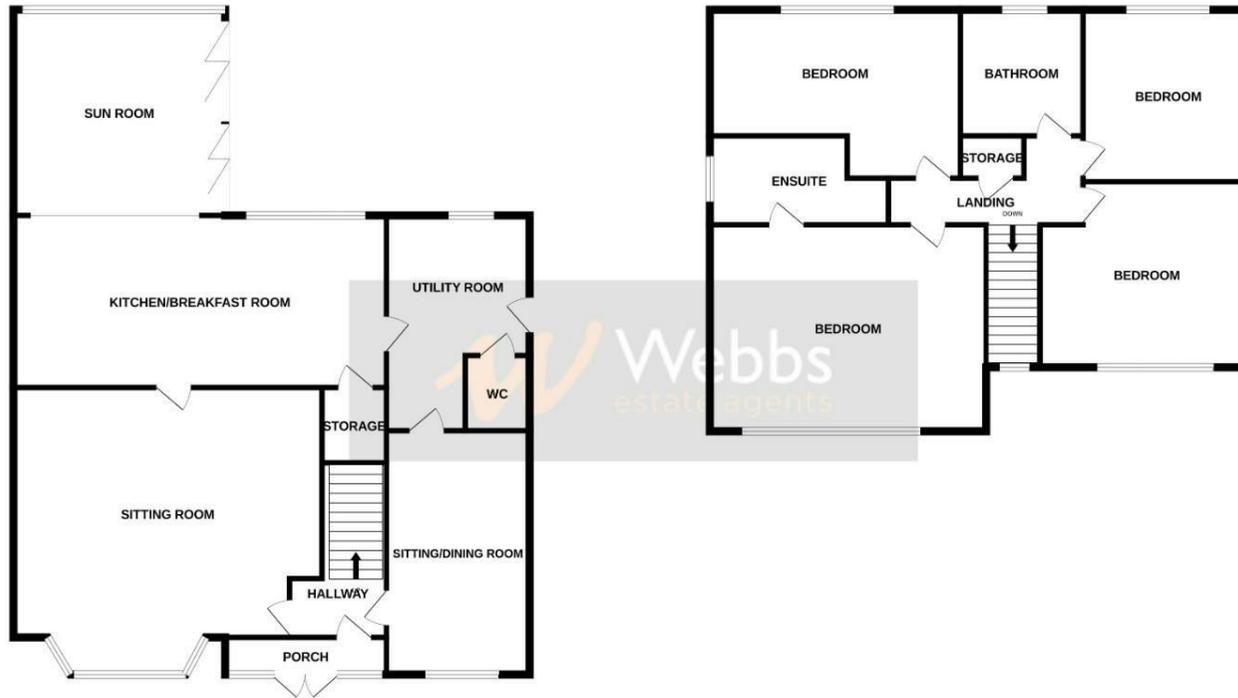
### Identification Checks B





GROUND FLOOR

1ST FLOOR



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