



**The Parkway | Walsall | WS4 1XB**  
Asking Price £430,000

**Webbs**  
estate agents

## Summary

\*\* DETACHED PROPERTY \*\* VERY POPULAR RESIDENTIAL LOCATION \*\* LIVING ROOM / DINING ROOM \*\* CONSERVATORY \*\* KITCHEN \*\* UTILITY ROOM \*\* GUEST WC \*\* FOUR BEDROOMS \*\* EN-SUITE TO MASTER BEDROOM \*\* FAMILY BATHROOM \*\* SUPERB OUTDOOR ENTERTAINING AREA \*\* GARAGE \*\* CORNER PLOT \*\* GARDENS \*\* EARLY VIEWING ESSENTIAL \*\*

Webbs Estate Agents have pleasure in offering for sale this very well presented 4 bedroom detached family home located on a popular residential development in Shelfield. Being close to amenities, schools, shops and commuter links. Briefly comprising: hallway, open plan living / dining room, conservatory, kitchen, utility and a guest WC. To the first floor, the landing leads to four bedrooms, with en suite to the master and a family bathroom. Externally there is ample driveway parking, a garage and a landscaped rear garden with a superb covered entertaining area. EARLY VIEWING IS ADVISED!.

## Key Features

- 4 BEDROOM DETACHED
- KITCHEN / DINER
- GUEST WC
- MASTER WITH EN SUITE
- BACKING ONTO OPEN SPACE
- LIVING ROOM
- UTILITY
- CONSERVATORY
- FAMILY BATHROOM
- SUPERB OUTDOOR COVERED ENTERTAINING AREA

## Rooms and Dimensions

### HALLWAY

### OPEN PLAN LOUNGE

16'3" x 13'5" (4.97 x 4.09)

### KITCHEN / DINER

19'4" x 10'9" (5.91 x 3.29)

### UTILITY AREA

### GUEST CLOAKROOM

5'10" x 3'2" (1.78 x 0.97)

### CONSERVATORY

13'0" x 9'6" (3.98 x 2.92)

### FIRST FLOOR LANDING

### MASTER BEDROOM

13'1" x 9'5" (4.0 x 2.89)

### EN SUITE SHOWER ROOM

6'7" x 4'1" (2.03 x 1.27)

### BEDROOM TWO

13'5" x 8'0" (4.11 x 2.45)

### BEDROOM THREE

9'1" x 6'9" (2.77 x 2.08)

### BEDROOM FOUR

12'4" x 7'11" (3.78 x 2.42)

### FAMILY BATHROOM

7'1" x 9'4" (2.17 x 2.85)

### GARAGE

### OUTSIDE

### Identification Checks







(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Modelled
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	87	75
Band A	Band A	87	75
Band B	Band B	86	74
Band C	Band C	85	73
Band D	Band D	84	72
Band E	Band E	83	71
Band F	Band F	82	70
Band G	Band G	81	69
All energy efficient - lower running costs		All environmentally friendly - lower CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	