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Mountain Ash Road | Walsall | WS8 7QS

Offers In The Region Of £400,000



## Summary

\*SHOW HOME STANDARD THROUGHOUT - DOUBLE FRONTED DETACHED FAMILY HOME\*\*STUNNING FAR REACHING FIELD VIEWS\*\*FOUR GENEROUS BEDROOMS\*\*HIGH SPECIFICATION KITCHEN WITH QUARTZ WORKSURFACES\*\*OPEN PLAN FLOW INTO CONSERVATORY WITH TILED ROOF\*\*PRIVATE DRIVEWAY FOR AMPLE VEHICLES\*\*TURN-KEY READY HOME\*\*VIEWING TRULY ESSENTIAL!!\*

A truly exceptional double fronted detached family home, presented to an outstanding show home standard and enjoying far reaching views across open fields. Immaculate throughout and completely turn key ready, this property has been thoughtfully designed, perfect for modern family living. Tucked away within a quiet cul-de-sac, it offers both privacy and a peaceful setting, while still being conveniently located for local amenities.

The home makes a striking impression upon arrival with a private driveway, dedicated solely to the property, providing ample off road parking. Stepping through the porch and into the welcoming hallway, you are immediately met with a sense of space and quality. The main living room is bright and generously sized, perfectly positioned to take full advantage of the stunning field views. A second reception room, formerly part of the garage, offers excellent versatility and can be used as a snug, home office or playroom, depending on your needs.

## Key Features

- SHOW HOME STANDARD THROUGHOUT - DOUBLE FRONTED DETACHED FAMILY HOME
- FOUR GENEROUS BEDROOMS - MASTER BEDROOM WITH STYLISH REFITTED EN-SUITE SHOWER ROOM
- HIGH SPECIFICATION KITCHEN WITH QUARTZ WORKSURFACES
- GROUND FLOOR REFITTED GUEST W/C AND FIRST FLOOR REFITTED FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN WITH ARTIFICIAL LAWN
- STUNNING FAR REACHING FIELD VIEWS AND TUCKED AWAY IN A QUIET CUL-DE-SAC LOCATION
- SPACIOUS LIVING ROOM WITH OUTLOOK OVER FIELDS & SECOND VERSATILE RECEPTION ROOM (PREVIOUS GARAGE)
- OPEN PLAN FLOW FROM KITCHEN INTO CONSERVATORY WITH TILED ROOF
- PRIVATE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- IMMACULATE AND TURN-KEY READY HOME!!

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LIVING ROOM

16'2" x 10'5" (4.95m x 3.18m)

### FURTHER RECEPTION ROOM (PREVIOUS GARAGE)

16'2" x 7'10" (4.94m x 2.39m)

### REFITTED KITCHEN

25'10"/19'5" x 9'7" (7.88m/5.93m x 2.93m)

### CONSERVATORY

11'1" x 10'6" (3.40m x 3.21m)

### GROUND FLOOR REFITTED GUEST W/C

### FIRST FLOOR LANDING

### MASTER BEDROOM

15'3" x 10'5" (4.65m x 3.19m)

### REFITTED ENSUITE SHOWER ROOM

### BEDROOM TWO

11'1" x 8'1" (3.40m x 2.47m)

### BEDROOM THREE

11'5" x 7'6" (3.50m x 2.29m)

### BEDROOM FOUR

14'0" x 8'2" (4.27m x 2.50m)

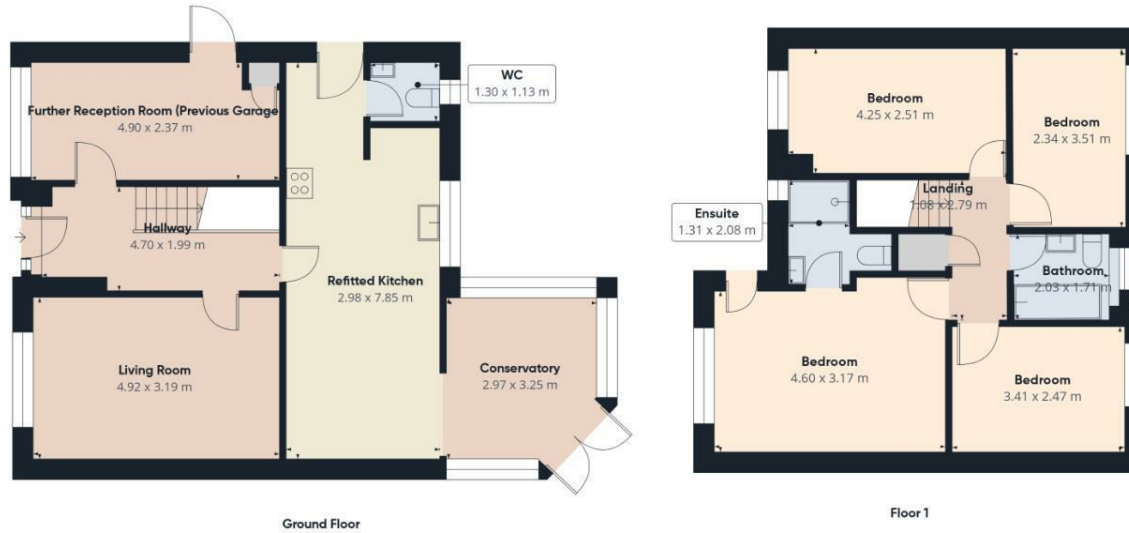
### REFITTED FIRST FLOOR BATHROOM

7'5" x 5'6" (2.27m x 1.68m)

### Identification Checks







Approximate total area<sup>(1)</sup>  
123.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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	Target	Current	Target
72	76	72	76
<p>Energy Efficiency Rating scale (A-G):</p> <ul style="list-style-type: none"> <li>A: 92-100</li> <li>B: 81-91</li> <li>C: 69-80</li> <li>D: 55-68</li> <li>E: 49-54</li> <li>F: 41-48</li> <li>G: 1-40</li> </ul>		<p>Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):</p> <ul style="list-style-type: none"> <li>A: 10-20</li> <li>B: 21-30</li> <li>C: 31-40</li> <li>D: 41-50</li> <li>E: 51-60</li> <li>F: 61-70</li> <li>G: 71-80</li> </ul>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	