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**Larkspur Way | Walsall | WS8 7RA**  
**Offers In The Region Of £290,000**

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estate agents

# Summary

An exceptional three bedroom semi detached residence that has been beautifully upgraded throughout to create a truly "turn key ready" home. Immaculately presented and finished to an outstanding standard, this stylish property offers spacious, contemporary accommodation, with every room thoughtfully designed to combine practicality with luxury.

Approached via a driveway, with an attractive frontage creating excellent kerb appeal, a welcoming entrance hallway leads through to a superbly refitted kitchen, beautifully appointed with an extensive range of modern wall and base units and various integrated appliances.

The spacious rear living room is a real highlight, offering a warm and inviting atmosphere with a striking feature media wall incorporating a contemporary inset electric fireplace, providing the perfect focal point for cosy evenings. An open plan staircase adds character while enhancing the flowing layout. The living space flows effortlessly into the open plan impressive conservatory, which has been significantly enhanced with a fully insulated roof, transforming it into a superb year round reception room. Flooded with natural light, this versatile space comfortably accommodates both seating and dining areas, making it ideal for everyday family life as well as entertaining guests.

# Key Features

- STUNNING "TURN KEY READY" SEMI DETACHED HOUSE - HIGHLY SOUGHT-AFTER CUL-DE-SAC LOCATION
- IMMACULATELY PRESENTED THROUGHOUT & NO CHAIN
- THREE WELL PROPORTIONED BEDROOMS AND REFITTED EN SUITE SHOWER ROOM TO MASTER
- SPACIOUS REAR LIVING ROOM WITH FEATURE MEDIA WALL AND INSET ELECTRIC FIREPLACE
- OPEN PLAN LAYOUT LEADING INTO A CONSERVATORY WITH INSULATED CONSERVATORY ROOF PROVIDING YEAR ROUND LIVING SPACE
- STYLISH REFITTED FAMILY BATHROOM WITH FREESTANDING EGG SHAPED BATH
- REFITTED CONTEMPORARY KITCHEN WITH VARIOUS INTEGRATED APPLIANCES
- DRIVEWAY FOR VARIOUS VEHICLES AND GARAGE (CURRENTLY PARTITIONED)
- LOW MAINTENANCE ENCLOSED REAR GARDEN WITH COMPOSITE DECKING AND ENTERTAINING AREA
- IDEAL FOR MODERN FAMILY LIVING OR A FIRST TIME PURCHASE

# Rooms and Dimensions

## ENTRANCE HALLWAY

## LIVING ROOM

17'11" x 11'5" (5.47m x 3.50m)

## CONSERVATORY/DINING AREA

10'4" x 9'8" (3.17m x 2.96m)

## REFITTED KITCHEN

13'11" x 6'5" (4.25m x 1.98m)

## FIRST FLOOR LANDING

## MASTER BEDROOM

10'11" x 10'0" (3.34m x 3.05m)

## REFITTED ENSUITE SHOWER ROOM

## BEDROOM TWO

11'1" x 9'4" (3.39m x 2.86m)

## BEDROOM THREE

8'4" x 7'10" (2.56m x 2.41m)

## REFITTED FAMILY BATHROOM

## INTEGRAL GARAGE (CURRENTLY PARTITIONED)

8'0" x 7'8" (2.45m x 2.34m)

## STORE GARAGE

8'0" x 5'6" (2.45m x 1.68m)

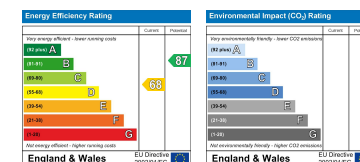
## Identification Checks







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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