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**Sutton Road | Walsall | WS5 3BD**

**Offers In The Region Of £375,000**

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## Summary

This extended four bedroom detached home presents an opportunity for a family seeking space, location and the chance to create a truly personalised long term residence. Offered with no onward chain, the property occupies a highly regarded position within easy reach of excellent local amenities and is particularly well placed for sought after schooling, including Queen Mary's Grammar School, making it an attractive choice for growing families. While the property would benefit from various upgrades and redesign, it offers generous proportions throughout and provides an ideal blank canvas for purchasers wishing to put their own stamp on a home.

Step inside through the entrance porch and welcoming hallway, to the front of the property is a comfortable living room, which flows through to a separate extended dining/breakfast room at the rear enjoying pleasant views over the garden and offers excellent versatility for family living, entertaining guests, or creating distinct dining and relaxation areas. The extended layout enhances the overall sense of space and allows natural light to filter through the rear of the property.

The refitted kitchen is fitted with a range of white units and provides ample worktop and storage space, together with room for a breakfast table, making it a practical hub for everyday family life. There

## Key Features

- EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME - NO ONWARD CHAIN
- IDEALLY POSITIONED FOR QUEEN MARY'S GRAMMAR SCHOOL AND OTHER WELL REGARDED SCHOOLS
- REFITTED KITCHEN WITH A RANGE OF WHITE UNITS, BREAKFAST BAR AND SPACE FOR BREAKFAST DINING
- DRIVEWAY FOR VARIOUS VEHICLES AND GARAGE
- GENEROUS ACCOMMODATION THROUGHOUT
- HIGHLY SOUGHT AFTER SOUTH WALSALL RESIDENTIAL LOCATION
- SPACIOUS LIVING ROOM & SEPARATE EXTENDED DINING/BREAKFAST ROOM OVERLOOKING THE REAR GARDEN
- USEFUL UTILITY ROOM & GROUND FLOOR GUEST WC
- FOUR WELL PROPORTIONED FIRST FLOOR BEDROOMS & FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- IDEAL LONG TERM FAMILY HOME READY TO PERSONALISE

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LIVING ROOM

23'8" x 11'10"/10'3" (7.23m x 3.63m/3.14m)

### DINING/BREAKFAST ROOM

9'7" x 9'4" (2.94m x 2.87m)

### REFITTED KITCHEN

17'3"(max)7'5"(min) x 14'7"(max)8'8"(min)  
(5.27m(max)2.27m(min) x 4.47m(max)2.66m(min))

### UTILITY ROOM

7'8" x 5'11" (2.36m x 1.81m)

### GROUND FLOOR GUEST WC

### FIRST FLOOR LANDING

### MASTER BEDROOM WITH FITTED WARDROBES

12'8" x 11'9" (3.87m x 3.59m)

### BEDROOM TWO

11'11" x 10'5" (3.64m x 3.19m)

### BEDROOM THREE WITH FITTED WARDROBES

12'2"/10'2" x 9'0" (3.71m/3.11m x 2.75m)

### BEDROOM FOUR

6'11" x 6'3" (2.11m x 1.92m)

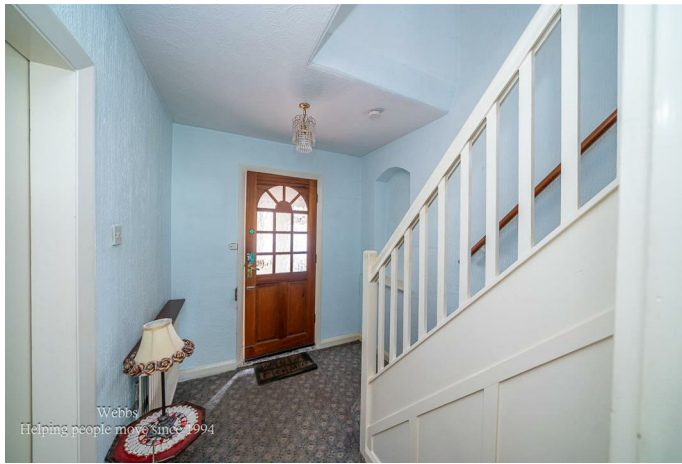
### FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE

### GARAGE

16'11" x 6'10" (5.16m x 2.10m)

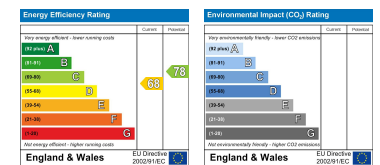
### Identification Checks







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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