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Hill Park | Walsall | WS9 9RD

£430,000

 Webbs
estate agents

Summary

**** DETACHED PROPERTY ** VERY POPULAR RESIDENTIAL LOCATION ** LIVING ROOM ** DINING ROOM ** SUPERB FULL WIDTH CONSERVATORY ** KITCHEN ** UTILITY ROOM ** GUEST WC ** FOUR BEDROOMS ** EN-SUITE TO MASTER BEDROOM ** FAMILY BATHROOM ** PART GARAGE/STORAGE ** CUL DE SAC PLOT ** GARDENS ** DRIVEWAY PARKING ** 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 Walsall Wood. Being close to amenities, schools, shops and commuter links. Briefly comprising: porch, hallway, living room, dining room, fullwidth 'P' shaped 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 part garage/storage area and a landscaped rear garden. EARLY VIEWING IS ADVISED!.

Key Features

- SOUGHT AFTER LOCATION
- 4 BEDROOMS
- LIVING ROOM
- LARGE 'P' SHAPED CONSERVATORY
- KITCHEN, GARDENS & AMPLE PARKING
- DETACHED FAMILY HOME
- MASTER WITH EN SUITE
- DINING ROOM
- UTILITY & WC
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

LIVING ROOM

11'6" x 17'6" (3.53 x 5.35)

KITCHEN

9'5" x 12'3" (2.88 x 3.75)

DINING ROOM

8'7" x 9'7" (2.62 x 2.94)

'P' SHAPE CONSERVATORY

26'8" x 14'2" (8.13 x 4.32)

UTILITY ROOM

7'8" x 10'4" (2.34 x 3.16)

GUEST WC

FIRST FLOOR LANDING

MASTER BEDROOM

10'5" x 12'5" (3.19 x 3.81)

EN SUITE SHOWER ROOM

4'10" x 5'2" (1.48 x 1.58)

BEDROOM TWO

9'0" x 10'7" (2.76 x 3.25)

BEDROOM THREE

7'8" x 19'7" (2.36 x 5.99)

BEDROOM FOUR

9'0" x 7'1" (2.76 x 2.16)

FAMILY BATHROOM

5'10" x 6'2" (1.78 x 1.89)

OUTSIDE

Identification Checks





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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 ₂) Rating	
Score	Band	Score	Band
105-120	A	10-15	A
85-105	B	16-20	B
65-85	C	21-25	C
45-65	D	26-30	D
25-45	E	31-35	E
5-25	F	36-40	F
1-5	G	41-45	G

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