



Webbs  
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**Amberley Way | Sutton Coldfield | B74 3RN**

**£450,000**

 **Webbs**  
estate agents



# Summary

\*\* EXTENDED SEMI DETACHED HOUSE \*\* SOUGHT AFTER LOCATION \*\* CLOSE TO SCHOOLS \*\* DECEPTIVELY SPACIOUS \*\* WELL MAINTAINED AND IMPROVED \*\* INTERNAL VIEWING ADVISED \*\* FOUR BEDROOMS \*\* MODERN RE FITTED KITCHEN \*\* UTILITY ROOM \*\* OPEN PLAN DINER \*\* SEPARATE GUEST WC \*\* LIVING ROOM \*\* 2ND RECEPTION ROOM \*\* DRIVEWAY AND GARDEN \*\* DETACHED GARAGE \*\* PRIVATE REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS AND AMENITIES \*\*

Webbs Estate Agents have pleasure in offering this extended semi detached home having been improved and maintained to a high standard throughout. The property is situated in a popular and sought after convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Reception hallway , sitting room, Living Room, open plan Diner/family room, re fitted modern kitchen and a guest WC. The first floor landing leads to four bedrooms one with en suite and a re fitted modern bath room. Externally there is a driveway, a detached garage and an enclosed garden to the rear. For a viewing call us on 01922 288800.

# Key Features

- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- MASTER WITH EN SUITE
- FAMILY BATHROOM
- EXTENDED SEMI DETACHED FAMILY HOME
- DINER / FAMILY ROOM
- UTILITY / WC
- FOUR BEDROOMS
- EARLY VIEWING ESSENTIAL

# Rooms and Dimensions

## ENTRANCE HALL

## SITTING ROOM

9'7" x 14'6" (2.94 x 4.44)

## LIVING ROOM

14'4" x 13'8" (4.39 x 4.17)

## DINER / FAMILY ROOM

17'8" x 7'10" (5.39 x 2.4)

## KITCHEN

9'6" x 11'5" (2.92 x 3.49)

## UTILITY ROOM

5'4" x 6'8" (1.65 x 2.05)

## WC

## FIRST FLOOR LANDING

## BEDROOM ONE

17'10" x 9'7" (5.44 x 2.93)

## EN SUITE SHOWER ROOM

9'6" x 5'9" (2.92 x 1.76)

## BEDROOM TWO

10'10" x 9'2" (3.31 x 2.81)

## BEDROOM THREE

9'2" x 11'6" (2.81 x 3.52)

## BEDROOM FOUR

8'4" x 8'6" (2.55 x 2.6)

## FAMILY BATHROOM

8'2" x 7'11" (2.49 x 2.43)

## OUTSIDE

## Identification Checks

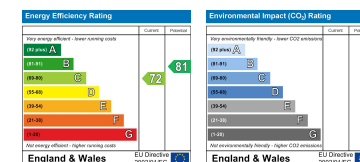








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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