



110
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Longwood Road | Walsall | WS9 0TD

Offers In The Region Of £575,000

 **Webbs**
estate agents

Summary

Occupying a prime position on one of the most prestigious roads on the outskirts of Walsall, this stunning detached family residence offers an exceptional opportunity to acquire a beautifully maintained home with stylish modern interior finishes and impressive extended living accommodation.

Set back from the road behind a mature privet frontage, the property enjoys a degree of privacy together with a driveway and attached side garage. Longwood Road is particularly sought after for its residential setting, excellent local schools, convenient transport connections and ease of access to nearby countryside, while still remaining within comfortable reach of Aldridge, Walsall Town Centre and major commuter routes into Birmingham City Centre.

Internally, this immaculate home is presented to an exceptional standard throughout and immediately impresses with a welcoming hallway retaining charming traditional features including attractive picture rails and beautiful parquet flooring. To the front elevation is an elegant dining room offering further period appeal and an ideal space for formal entertaining or family gatherings.

The heart of the home is undoubtedly the extended 24ft living room, an outstanding living space flooded with natural light via a striking floor-to-ceiling window overlooking the private rear garden, creating a wonderfully bright and relaxing atmosphere perfect for modern family living. The extended dining kitchen has been thoughtfully designed and fitted with stylish navy units, quality granite work

Key Features

- PRIME POSITION ON THE PRESTIGIOUS LONGWOOD ROAD, A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- IMMACULATE MODERN INTERIOR THROUGHOUT - BLENDING CHARACTER FEATURES WITH CONTEMPORARY FINISHES
- STYLISH EXTENDED DINING KITCHEN WITH NAVY FITTED UNITS AND GRANITE WORK SURFACES
- SPACIOUS FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- PRIVATE AND WELL MANICURED REAR GARDEN
- STUNNING DETACHED THREE BEDROOM FAMILY RESIDENCE
- NO CHAIN
- SEPARATE UTILITY ROOM
- ATTACHED GARAGE WITH WC OFFERING GREAT SCOPE FOR EXTENDING (STPP)
- IDEAL FAMILY HOME IN A PRIME LOCATION MOST WORTHY OF A VIEWING

Rooms and Dimensions

ENTRANCE HALLWAY

DINING ROOM

13'8" x 12'0" (4.17m x 3.68m)

EXTENDED REAR LIVING ROOM

24'5" x 10'11" (7.45m x 3.35m)

EXTENDED DINING KITCHEN

13'1"/9'2" x (4.00m/2.81m x)

UTILITY ROOM

9'3" x 6'2" (2.83m x 1.89m)

GUEST W/C

FIRST FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES

13'5" x 10'9" (4.11m x 3.29m)

BEDROOM TWO

13'9" x 11'0" (4.20m x 3.36m)

BEDROOM THREE

8'5" x 7'6" (2.57m x 2.29m)

FIRST FLOOR FAMILY BATHROOM WITH SEPARATE SHOWER C

ATTACHED SIDE GARAGE

Premium Conveyancing (B)

Identification Checks





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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 105-120 | 105-120 | 105-120 | 105-120 |
| 120-135 | 120-135 | 120-135 | 120-135 |
| 135-150 | 135-150 | 135-150 | 135-150 |
| 150-165 | 150-165 | 150-165 | 150-165 |
| 165-180 | 165-180 | 165-180 | 165-180 |
| 180-200 | 180-200 | 180-200 | 180-200 |
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| 4900-4950 | 4900-4950 | 4900-4950 | 4900-4950 |
| 4950-5000 | 4950-5000 | 4950-5000 | 4950-5000 |

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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