



Webbs

Helping people move since 1994

**Rutland Crescent | Walsall | WS9 8JW**

**Offers Over £300,000**

 **Webbs**  
estate agents

## Summary

\*\* MUCH IMPROVED TRADITIONAL END TERRACE \*\* FOUR GOOD SIZED BEDROOMS \*\* DECEPTIVELY SPACIOUS AND LIGHT ACCOMMODATION \*\* SOUGHT AFTER AND CONVENIENT LOCATION \*\* EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS \*\* SMALL PRIVATE REAR GARDEN \*\* HALLWAY \*\* LIVING ROOM \*\* OPEN PLAN MODERN BREAKFAST KITCHEN \*\* UTILITY \*\* ORANGERY WITH BAR \*\* FAMILY BATHROOM \*\* AMPLE PARKING ON DRIVEWAY \*\* EARLY VIEWING ADVISED \*\*

Webbs Estate Agents are proud to market this traditional family home that has been extended into the loft to a high standard creating spacious high specification family sized living space throughout while being situated in a very sought after and convenient location close to amenities, shops and schools. In brief the ground floor consists of a porch, hallway, living room, a modern open plan fitted breakfast kitchen, utility room and an orangery with bar. The first floor landing provides access to three bedrooms, a family bathroom and stairs to a second floor master bedroom with en suite, family bathroom. Externally the property has a generous front driveway providing parking for several cars and a small rear garden with summerhouse. EARLY VIEWING IS ADVISED !!!!! Call Aldridge office on 01922 288800.

## Key Features

- END TERRACE HOUSE
- PORCH, HALLWAY
- BREAKFAST KITCHEN
- ORANGERY / BAR
- FAMILY BATHROOM
- LOFT BEDROOM WITH EN SUITE
- LIVING ROOM
- UTILITY ROOM
- 3 FIRST FLOOR BEDROOMS
- AMPLE PARKING

## Rooms and Dimensions

### PORCH

### THROUGH HALLWAY

### LIVING ROOM

18'4" x 11'5" (5.61 x 3.48)

### BREAKFAST KITCHEN

12'6" x 9'0" (3.83 x 2.76)

### UTILITY ROOM

5'8" x 8'5" (1.73 x 2.57)

### ORANGERY

16'4" x 6'1" (4.98 x 1.87)

### FIRST FLOOR LANDING

### BEDROOM ONE

11'5" x 11'1" (3.49 x 3.38)

### BEDROOM TWO

10'3" x 11'6" (3.14 x 3.51)

### BEDROOM THREE

8'3" x 6'11" (2.54 x 2.11)

### FAMILY BATHROOM

5'5" x 7'8" (1.67 x 2.36)

### MASTER BEDROOM

17'2" x 10'5" (5.25 x 3.18)

### EN SUITE

5'11" x 5'1" (1.82 x 1.56)

### OUTSIDE

### Identification Checks





Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



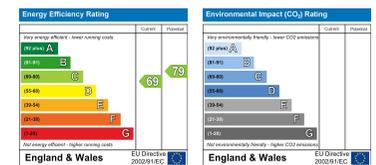
Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



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.



28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk