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Fordbrook Lane | Walsall | WS3 4BW

Offers Around £350,000

 **Webbs**
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Summary

Enjoying an elevated setting set back from the road, this generously proportioned detached bungalow presents a wonderful opportunity for buyers seeking comfortable single storey living in a highly convenient location. Offering spacious accommodation and further potential to enhance, this attractive home is available with the significant advantage of no upward chain, allowing for a smoother and potentially quicker move.

From the outset, the property enjoys excellent kerb appeal. A well maintained front garden complements the elevated position, while a driveway to the side provides ample off road parking and leads to the attached garage.

Stepping inside through the entrance porch, a welcoming hallway provides access to the principal accommodation. To the rear of the property, the generous living room is a particularly appealing space, enjoying pleasant views across the private rear garden.

The kitchen has been thoughtfully refitted and offers a modern range of units with practical workspace. The contemporary shower room has also been refitted to a good standard, providing stylish and

Key Features

- WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW - SET BACK FROM THE ROAD UPON AN ELEVATED POSITION
- ATTACHED SIDE GARAGE & AMPLE OFF ROAD PARKING
- REFITTED KITCHEN WITH VARIOUS INTEGRATED APPLIANCES AND REFITTED SHOWER ROOM
- USEFUL UTILITY AREA OFFERING EXCELLENT STORAGE AND POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO ANY NECESSARY CONSENTS)
- CONVENIENTLY LOCATED CLOSE TO AMENITIES IN PELSALL, ALDRIDGE AND FURTHER AFIELD
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GENEROUS REAR LIVING ROOM OVERLOOKING THE PRIVATE REAR GARDEN
- IMPRESSIVE PRINCIPAL BEDROOM OF EXCEPTIONAL PROPORTION
- PRIVATE AND PEACEFUL REAR GARDEN
- REGULAR BUS ROUTES AVAILABLE ON THE DOORSTEP & EXCELLENT COMMUTER LINKS TO SURROUNDING TOWNS AND CITIES

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

14'6"/11'3" x 18'6"/8'9" (4.42m/3.44m x 5.66m/2.67m)

REFITTED KITCHEN

13'2" x 8'6" (4.02m x 2.61m)

MASTER BEDROOM

25'5" x 11'5"/10'11" (7.75m x 3.50m/3.33m)

BEDROOM TWO

12'0" x 11'0" (3.67 x 3.37m)

REFITTED SHOWER ROOM

7'11" x 7'4" (2.42m x 2.24m)

UTILITY AREA/SUN ROOM

19'1"/12'11" x 8'5"/4'8" (5.83m/3.94m x 2.57m/1.44m)

GARAGE

19'4" x 8'6" (5.91m x 2.61m)

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
78	B	78	B
60	F	60	F
45	D	45	D
30	E	30	E
15	F	15	F
0	G	0	G

England & Wales EU Directive 2002/91/EC

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