



Ragstone Close | Walsall | WS2 8TH

Offers Over £300,000



Summary

****FOUR BEDROOM TOWN HOUSE**DOWNSTAIRS SHOWER ROOM AND BEDROOM**UTILITY ROOM** MODERN KITCHEN DINER**LOUNGE DINER **EN SUITE TO MASTER BEDROOM*LANDSCAPED REAR GARDEN**DIRVE AND GARAGE****

Welcome to this charming four-bedroom townhouse located in the sought-after area of Ragstone Close, Walsall. This property is ideally situated for easy access to the M6 and M6 Toll, making it perfect for commuters and families alike.

As you approach the home, you will find a convenient driveway leading to the entrance hall, providing ample parking space. The ground floor features a versatile bedroom, a modern shower room, and a utility room, offering practicality for everyday living.

On the first floor, you will discover a spacious lounge that invites relaxation and a well-appointed kitchen diner, perfect for family meals and entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere.

The second floor boasts two additional bedrooms, including a master suite with an en-suite bathroom, ensuring comfort and privacy. A family bathroom on this level caters to the needs of the household,

Key Features

- FOUR BEDROOM TOWN HOUSE
- LOUNGE DINER
- DOWNSTAIRS SHOWERROOM & GUEST WC
- FOUR GENEROUSLY SIZED BEDROOMS
- CLOSE TO ALL LOCAL AMENITIES INCLUDING THE M6
- MODERN KITCHEN DINER
- DRIVE AND GARAGE
- SEPERATE UTILITY ROOM
- HIGHLY POPULAR LOCATION
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING ON 01922 663399

Rooms and Dimensions

Entrance Hall

Guest WC

6'5" x 3'3" (1.980m x 1.003m)

Downstairs Shower Room

5'6" x 4'0" (1.692m x 1.243m)

Utility Room

7'11" x 6'10" (2.425m x 2.102m)

Bedroom Four

12'8" x 8'8" (3.886m x 2.665m)

Garage

17'7" x 8'7" (5.374m x 2.638m)

First Floor Landing

Kitchen Diner

17'8" x 9'11" (5.388m x 3.042m)

Lounge Diner

16'4",1338'6" x 19'3" max (5,408m x 5.870m max)

Second Floor Landing

Bedroom One

9'11" x 15'4" (3.042m x 4.676m)

En Suite

6'11" x 4'9" (2.121m x 1.462m)

Bedroom Two

10'0" x 12'2" (3.072m x 3.727m)

Bedroom Three

9'5" x 7'3" (2.884m x 2.232m)

Family Bathroom

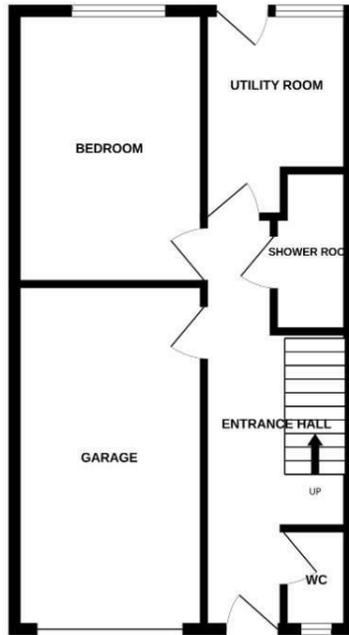
7'1" x 6'1" (2.164m x 1.858m)

Identification Checks B

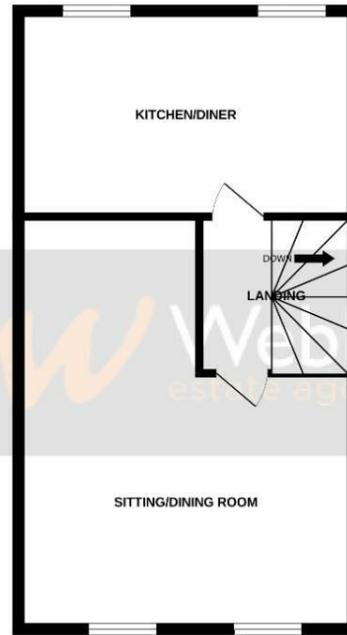




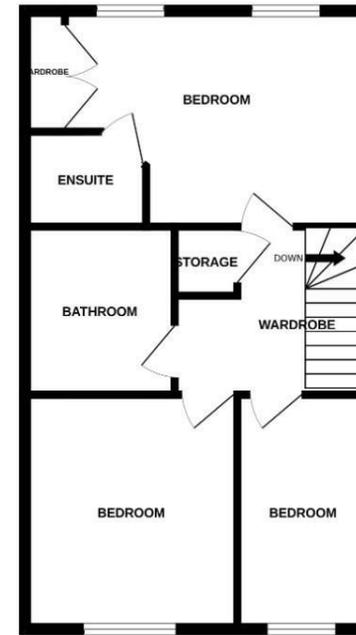
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	82	73	82
Energy Efficiency Rating: 73 (Current), 82 (Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: 73 (Current), 82 (Potential) Environmental Impact (CO ₂) Rating Legend: A (10-15), B (16-20), C (21-25), D (26-30), E (31-35), F (36-40), G (41-45)	
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