

Erdington Road | Walsall | WS9 0RN

Offers In The Region Of £725,000

Webbs estate agents

Summary

Occupying an enviable corner plot in one of Aldridge's most desirable residential locations, this substantial six bedroom detached residence presents a truly exceptional opportunity to acquire a home of remarkable size, character and potential. Having been cherished by the same family for over 50 years, the property is now ready for its next chapter, offering discerning purchasers the chance to create a magnificent forever home tailored entirely to their own vision and lifestyle. Rarely do properties of this scale, with such versatile accommodation and scope for enhancement, become available.

Set back from the road behind an extensive frontage, the property benefits from a generous driveway, together with a double garage, creating an impressive first impression. Internally, the accommodation extends to an abundance of living space, perfectly suited to modern family life and offering outstanding flexibility. A welcoming reception hallway with guest WC leads through to a spacious dining kitchen, whilst multiple reception rooms provide endless possibilities to reconfigure into luxurious open plan living areas, formal entertaining spaces, home offices, playrooms, cinema rooms or additional guest accommodation, depending entirely on the requirements of the incoming owner.

The first floor continues to impress, offering six well proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room, capable of accommodating even the

Key Features

- SUBSTANTIAL SIX BEDROOM DETACHED EXECUTIVE FAMILY RESIDENCE
- AN EXCEPTIONAL OPPORTUNITY TO MODERNISE, RECONFIGURE AND CREATE A STUNNING FOREVER HOME
- MULTIPLE VERSATILE RECEPTION ROOMS OFFERING EXCEPTIONAL FLEXIBILITY FOR MODERN FAMILY LIVING
- FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE & GROUND FLOOR GUEST W/C
- HIGHLY SOUGHT-AFTER ALDRIDGE LOCATION ON THE BORDER OF SUTTON COLDFIELD
- OCCUPYING A GENEROUS AND PRIVATE CORNER PLOT CHERISHED BY THE SAME FAMILY FOR OVER 50 YEARS
- EXTENSIVE FRONTAGE WITH AMPLE DRIVEWAY PARKING AND DOUBLE GARAGE
- GENEROUS PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM & FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- EXCELLENT SCOPE TO EXTEND OR ENHANCE (SUBJECT TO THE NECESSARY PLANNING CONSENTS)
- BACKING ONTO ST FRANCIS OF ASSISI CATHOLIC TECHNOLOGY COLLEGE - EXCELLENT TRANSPORT LINKS TO WALSALL, SUTTON COLDFIELD, LICHFIELD, BIRMINGHAM, THE M6 TOLL AND THE WIDER MOTORWAY NETWORK

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR GUEST WC

LIVING ROOM
18'5" x 11'1" (5.62m x 3.39m)

DINING AREA
10'9" x 9'10" (3.29m x 3.01m)

FAMILY ENTERTAINMENT ROOM
21'10" x 14'9" (6.68m x 4.51m)

FURTHER FAMILY SITTING ROOM
18'2" x 11'2" (5.54m x 3.41m)

STUDY
11'2" x 6'4" (3.41m x 1.94m)

DINING KITCHEN
21'7" x 8'10" (6.59m x 2.71m)

UTILITY ROOM
7'3" x 5'10" (2.22m x 1.80m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'9" x 9'10" (4.20m x 3.01m)

ENSUITE SHOWER ROOM
9'9" x 5'7" (2.99m x 1.72m)

BEDROOM TWO
10'4" x 9'6" (3.17m x 2.91m)

BEDROOM THREE
11'1" x 8'4" (3.40m x 2.55m)

BEDROOM FOUR
10'4" x 6'11" (3.15m x 2.11m)

BEDROOM FIVE
10'4" x 6'6" (3.17m x 1.99m)

BEDROOM SIX
7'2" x 6'11" (2.20m x 2.11m)

FAMILY BATHROOM

DOUBLE GARAGE
17'2" x 16'0" (5.25m x 4.90m)

Identification Checks

IMAGE DISCLAIMER A








Webbs
Helping people move since 1994



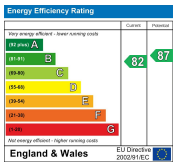

CALLIE
Webbs
Helping people move since 1994

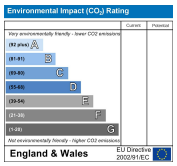

Webbs
Helping people move since 1994




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@webbsestateagents.co.uk | www.webbestateagents.co.uk

Webbs estate agents