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Erdington Road | Walsall | WS9 0RN
Offers In The Region Of £725,000

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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

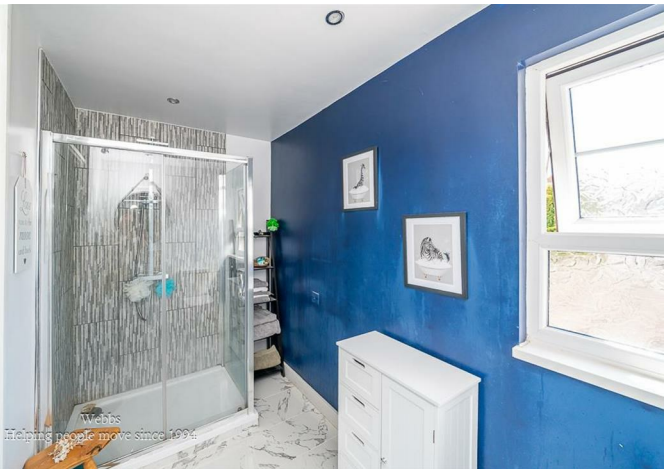
7'2" x 6'11" (2.20m x 2.11m)

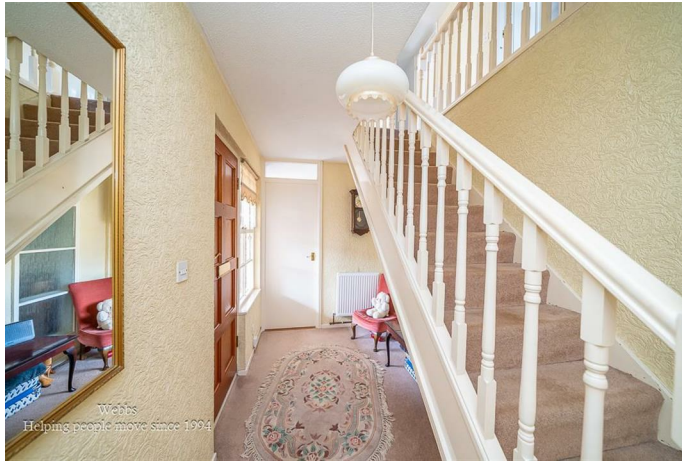
FAMILY BATHROOM

DOUBLE GARAGE

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

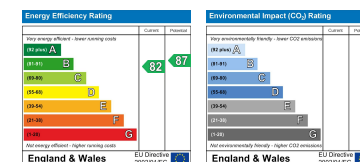
Identification Checks







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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