



Webbs

Helping people move since 1994

Walsall Road | Aldridge, Walsall | WS9 0BE

Offers In Excess Of £425,000

 **Webbs**
estate agents

Summary

**** EXTENDED AND IMPROVED FOUR/FIVE BEDROOM SEMI DETACHED HOME ** GREAT LOCATION CLOSE TO SCHOOLS ** STUNNING THROUGHOUT ** TWO RECEPTION ROOMS ** REFITTED KITCHEN ** GUEST WC ** DOWNSTAIRS BEDROOM WITH WETROOM ** FAMILY BATHROOM ** AMPLE DRIVEWAY PARKING ** VERY LONG REAR GARDEN ** EARLY VIEWING ESSENTIAL *****

This extended and improved four/five-bedroom semi detached home on Walsall Road, close to sought after schools and amenities, offers spacious and versatile living, making it an ideal choice for modern family living. With a generous driveway to the front and a very long garden to the rear it is ideal for the growing family. The ground floor begins with an entrance porch, through hallway leading to a stylish dining room, an extended living room and a ground floor bedroom with wet room. The refitted kitchen is both stylish and functional and leads to the rear lobby with guest WC. On the first floor, there are three bedrooms, a nursery/ smaller bedroom and a family bathroom. To the rear there is a very long landscaped enclosed garden with vegetable patch. This home offers a flexible layout for spacious family living. Early viewing is highly recommended to fully appreciate all it has to offer!

Key Features

- SEMI DETACHED
- 4/5 BEDROOMS
- EXTENDED LIVING ROOM
- GUEST WC & FAMILY BATHROOM
- AMPLE PARKING
- SOUGHT AFTER LOCATION
- GROUND FLOOR BEDROOM WITH WET ROOM
- DINING ROOM, KITCHEN
- STUNNING REAR GARDEN
- ESSENTIAL TO VIEW EARLY

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

DINING ROOM

11'11" x 13'5" (3.64 x 4.10)

BEDROOM FIVE

12'0" x 7'7" (3.66 x 2.32)

WET ROOM

3'7" x 7'6" (1.10 x 2.29)

EXTENDED LIVING ROOM

23'0" x 11'11" (7.03 x 3.65)

KITCHEN

10'11" x 8'9" (3.33 x 2.69)

GUEST WC

5'3" x 2'7" (1.61 x 0.81)

REAR LOBBY

FIRST FLOOR LANDING

BEDROOM ONE

12'0" x 14'1" (3.66 x 4.31)

BEDROOM TWO

11'11" x 12'0" (3.65 x 3.68)

BEDROOM THREE

6'3" x 8'0" (1.91 x 2.46)

BEDROOM FOUR/NURSERY

11'0" x 7'4" max (3.36 x 2.26 max)

FAMILY BATHROOM

7'0" x 8'9" (2.14 x 2.69)

OUTSIDE

Agents Note

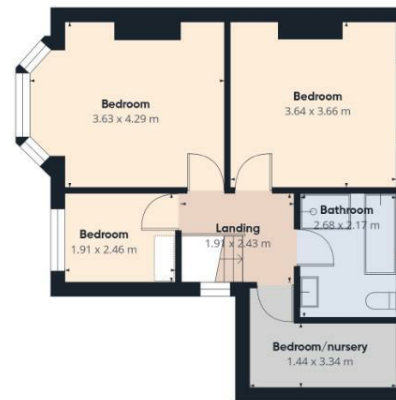
Identification Checks







Ground Floor



Floor 1

Approximate total area[®]
117.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

