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**Balmoral Way | Walsall | WS2 7RL**

**Offers Over £325,000**

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## Summary

**\*\*HEAVILY EXTENDED DETACHED HOME\*\* DRIVE WAY AND DETACHED GARAGE\*\*FOUR BEDROOMS THREE BATHROOMS\*\*STUNNING THROUGHOUT\*\*FINISHED TO A HIGH STANDARD\*\*POPULAR LOCATION\*\*PERFECT FAMILY HOME\*\*VIEWING ESSENTIAL\*\***

Nestled in the highly sought-after Balmoral Way, Walsall, this impressive semi-detached house has been extensively extended and improved, making it an ideal family home. The property boasts four spacious bedrooms and three modern bathrooms, ensuring ample space for comfortable living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient guest WC. The ground floor features two well-appointed reception rooms, including a lounge with a striking media wall, perfect for relaxation and entertainment. Adjacent to the lounge is a stunning, refitted kitchen diner, which is sure to be the heart of the home. At the rear, an extended sunroom provides a bright and airy space, ideal for enjoying the garden views.

The first floor comprises three generously sized bedrooms, one of which benefits from a stylishly refitted en-suite bathroom. A contemporary family bathroom serves the other two bedrooms, ensuring convenience for all. Ascending to the second floor, you will find the master suite, which offers delightful views of both the front and rear of the property, along with its own en-suite shower room for added

## Key Features

- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- THREE BATHROOMS (TWO ENSUITES)
- DRIVE AND DETACHED GARAGE
- CLOSE TO ALL LOCAL AMENITIES
- IMPROVED AND EXTENDED THROUGHOUT
- REFITTED KITCHEN DINER
- CUL-DE-SAC LOCATION
- LANDSCAPED REAR GARDEN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

#### Guest WC

5'1" x 2'5" (1.569m x 0.745m)

#### Lounge

15'2" x 10'8" (4.647m x 3.256m)

#### Sun Room

11'0" x 10'9" (3.354m x 3.283m)

#### Dining Room

8'9" x 8'6" (2.689m x 2.596m)

#### Refitted Kitchen

8'6" x 8'10" (2.605m x 2.695m)

#### First Floor Landing

#### Bedroom Two

11'9" x 8'9" (3.587m x 2.687m)

#### Refitted En suite

5'4" x 5'6" (1.649m x 1.699m)

#### Bedroom Three

7'11" x 7'5" (2.417m x 2.278m)

#### Bedroom Four

9'6" x 7'5" (2.898m x 2.261m)

#### Refitted Family Bathroom

5'5" x 6'6" (1.658m x 1.994m)

#### Second Floor Landing

#### Bedroom One

13'4" x 12'11" (4.075m x 3.939m)

#### Refitted Ensuite

11'8" x 3'0" (3.574m x 0.918m)

#### Detached Garage

16'1" x 8'2" (4.914m x 2.495m)

#### Store Room

9'5" x 2'10" (2.873m x 0.885m)

#### Agents Note

#### Identification Checks B







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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very Energy Efficient - lower energy costs</p> <p>100-125 kWh/m<sup>2</sup>/year <b>A</b></p> <p>125-150 kWh/m<sup>2</sup>/year <b>B</b></p> <p>150-180 kWh/m<sup>2</sup>/year <b>C</b></p> <p>180-220 kWh/m<sup>2</sup>/year <b>D</b></p> <p>220-255 kWh/m<sup>2</sup>/year <b>E</b></p> <p>255-300 kWh/m<sup>2</sup>/year <b>F</b></p> <p>300-355 kWh/m<sup>2</sup>/year <b>G</b></p>		<p>Very low environmental impact - lower CO<sub>2</sub> emissions</p> <p>100 gCO<sub>2</sub>/m<sup>2</sup>/year <b>A</b></p> <p>100-125 gCO<sub>2</sub>/m<sup>2</sup>/year <b>B</b></p> <p>125-150 gCO<sub>2</sub>/m<sup>2</sup>/year <b>C</b></p> <p>150-175 gCO<sub>2</sub>/m<sup>2</sup>/year <b>D</b></p> <p>175-200 gCO<sub>2</sub>/m<sup>2</sup>/year <b>E</b></p> <p>200-225 gCO<sub>2</sub>/m<sup>2</sup>/year <b>F</b></p> <p>225-250 gCO<sub>2</sub>/m<sup>2</sup>/year <b>G</b></p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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