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**Hill Park | Walsall | WS9 9RD**

**Asking Price £330,000**

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estate agents

## Summary

**\*\*IMMACULATELY PRESENTED DETACHED HOUSE\*\* DELIGHTFUL CUL DE SAC LOCATION WITHIN THE HIGHLY REGARDED LOCATION OF SHIRE RIDGE\*\* THREE WELL PROPORTIONED BEDROOMS\*\* CONSERVATORY\*\* GROUND FLOOR GUEST WC/ENSUITE AND FIRST FLOOR BATHROOM\*\* LOVELY WELL ESTABLISHED REAR GARDEN\*\* VIEWING ESSENTIAL\*\* WELL CONNECTED TO LICHFIELD/CANNOCK AND WALSALL\*\***

This superbly presented three bedroom detached home offers immaculate interiors and an exceptional opportunity for family living, all within a cul-de-sac setting. Having been a cherished family home for over 30 years, it is easy to see why it has been so lovingly maintained and thoughtfully enhanced over time.

To the front, the property benefits from a generous driveway providing off road parking for various vehicles, alongside a storm porch that leads into a welcoming hallway. The ground floor accommodation is both versatile and beautifully presented, featuring a naturally decorated front sitting room, a separate dining room ideal for entertaining and a bright conservatory overlooking the rear garden.

The refitted kitchen is stylish and modern with various integrated appliances, complemented by a separate utility room and a convenient ground floor guest WC.

## Key Features

- IMMACULATELY PRESENTED DETACHED HOUSE - A GREAT FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- GROUND FLOOR GUEST WC / ENSUITE SHOWER ROOM AND FIRST FLOOR FAMILY BATHROOM
- VIEWING ESSENTIAL
- WELL CONNECTED TO LICHFIELD/CANNOCK AND WALSALL
- CUL DE SAC LOCATION WITHIN THE HIGHLY REGARDED LOCATION OF SHIRE RIDGE
- CONSERVATORY
- LOVELY WELL ESTABLISHED REAR GARDEN
- EXCELLENT FAMILY PURCHASE
- CONTACT WEBBS TODAY TO SECURE YOUR VIEWING - 01922 288800!!

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

### ENTRANCE HALLWAY

### LIVING ROOM

17'11"/14'10" x 11'4" (5.48m/4.53m x 3.46m)

### DINING ROOM

9'8" x 8'6" (2.95m x 2.61m)

### CONSERVATORY

9'10" x 9'2" (3.02m x 2.81m)

### REFITTED KITCHEN

12'1" x 8'8" (3.69m x 2.65m)

### UTILITY ROOM

10'8" x 7'7" (3.26m x 2.33m)

### GROUND FLOOR GUEST WC

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'5" x 10'9"/9'1" (3.81m x 3.28m/2.78m )

### ENSUITE SHOWER ROOM

### BEDROOM TWO

10'7" x 8'11" (3.25m x 2.73m )

### BEDROOM THREE

9'0" x 7'1" (2.76m x 2.16m )

### FIRST FLOOR FAMILY BATHROOM

### ATTACHED SIDE GARAGE

17'7" x 8'3" (5.37m x 2.53m )

### Identification Checks





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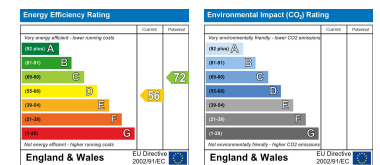
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