

Holmbridge Grove | Walsall | WS4 1RA

Offers In Excess Of £415,000

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Summary

FOUR BEDROOM MODERN DETACHED FAMILY HOMEWELL PRESENTED THROUGHOUT**SPACIOUS DINING KITCHEN**FRONT LIVING ROOM**FIRST FLOOR REFITTED FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE**GROUND FLOOR GUEST WC & ENSUITE SHOWER ROOM**CLOSE TO SCHOOLING OF BOTH SECTORS**CUL DE SAC LOCATION**

Situated within a lovely residential development in Shelfield, this well presented four bedroom detached family home offers spacious accommodation, together with a driveway and garage, making it an excellent choice for modern family living. The property is ideally located close to both primary and secondary schools.

The property is approached via a welcoming entrance hallway, leading to a useful ground floor guest WC and the main living accommodation. There is also an internal service door providing access to the garage, which offers excellent potential for conversion or adaptation, subject to the necessary planning consents and building regulations.

The home has a particularly appealing open plan feel, with the dining area flowing through to the fitted kitchen and into the living room. The dining area benefits from double doors opening directly onto

Key Features

- FOUR BEDROOM MODERN DETACHED FAMILY HOME
- SPACIOUS DINING KITCHEN
- GROUND FLOOR GUEST WC
- WELL PROPORTIONED BEDROOMS
- CUL DE SAC LOCATION
- WELL PRESENTED THROUGHOUT
- FRONT LIVING ROOM
- FIRST FLOOR REFITTED FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- CLOSE TO SCHOOLING OF BOTH SECTORS
- MUST BE VIEWED - CONTACT WEBBS ALDRIDGE TODAY TO SECURE YOUR VIEWING - 01922 288800!!!

Rooms and Dimensions

STORM PORCH

ENTRANCE HALLWAY

GROUND FLOOR GUEST WC

LIVING ROOM
14'7" x 12'0" (4.47m x 3.66m)

DINING KITCHEN
22'6" x 8'10" (6.87m x 2.71m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'7" x 11'0" (3.54m x 3.36m)

ENSUITE SHOWER ROOM

BEDROOM TWO
10'4" x 9'7" (3.16m x 2.94m)

BEDROOM THREE
8'11" x 8'7" (2.72m x 2.63m)

BEDROOM FOUR
10'11" x 7'9" (3.35m x 2.37m)

REFITTED FAMILY BATHROOM WITH SEPARATE SHOWER

INTEGRAL GARAGE
16'0" x 7'8" (4.88m x 2.36m)

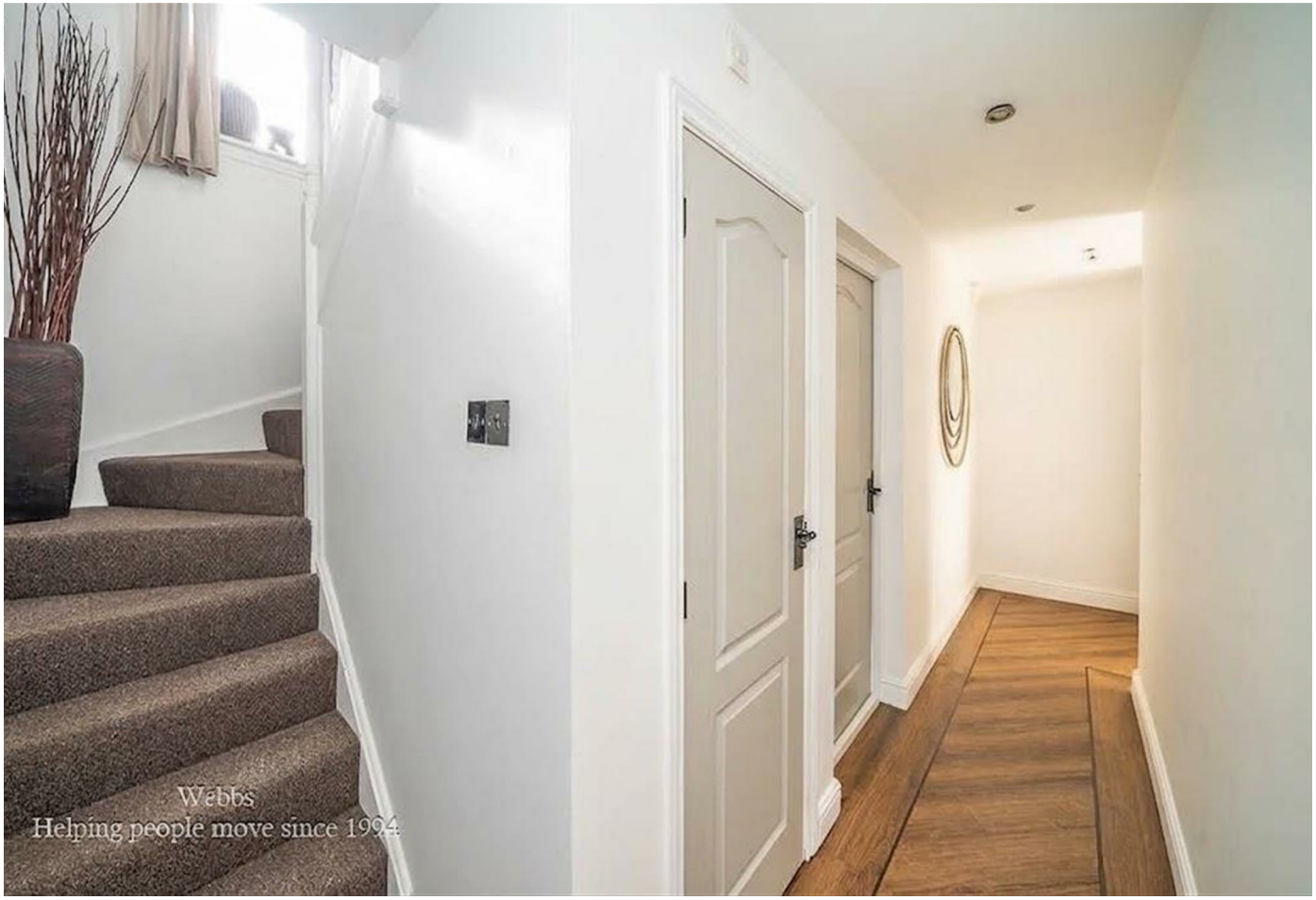
Identification Checks

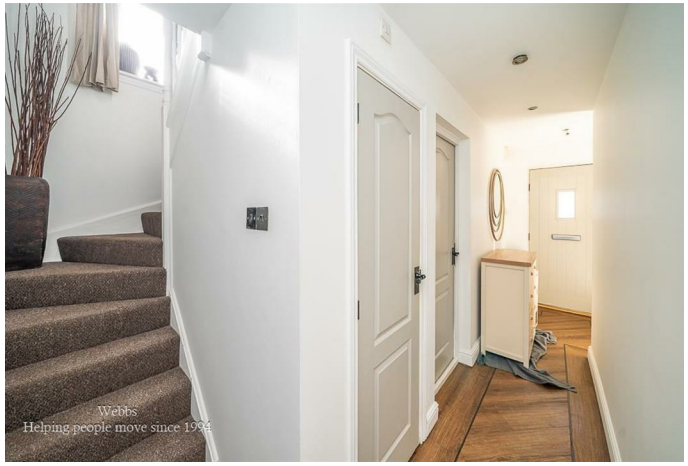







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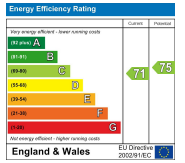
Approximate total area(1)

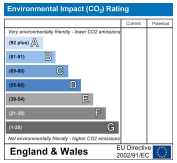
112.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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