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**Wolverhampton Road | Walsall | WS3 4AA**  
**Asking Price £525,000**

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estate agents

## Summary

\*\*EXECUTIVE FOUR BEDROOM DETACHED\*\*THREE RECEPTION ROOMS\*\*FITTED KITCHEN\*\*GUEST WC, UTILITY ROOM AND GARAGE\*\*IN AND OUT DRIVE\*\*FOUR DOUBLE BEDROOMS\*\*POPULAR LOCATON\*\*

Nestled in the sought-after area of Pelsall, Walsall, this executive four-bedroom detached home offers a perfect blend of comfort and elegance. Set on a generous plot, the property boasts an impressive in-and-out driveway that leads to a welcoming porch and an inviting entrance hall.

Upon entering, you will find a spacious lounge featuring a charming fireplace, ideal for cosy evenings. The home also includes three additional reception rooms, providing ample space for relaxation and entertainment. The separate dining room is perfect for hosting family meals, while the fitted kitchen, conveniently located adjacent to the dining area, is well-equipped for all your culinary needs. An inner hall leads to a guest WC, a utility room, and access to the garage, enhancing the practicality of this delightful home.

The first floor is dedicated to rest and relaxation, featuring four generously sized double bedrooms. The family bathroom is particularly impressive, complete with his and hers sinks, a luxurious roll-top bath, and a separate WC, ensuring convenience for all family members.

## Key Features

- EXECUTIVE FOUR BEDROOM DETACHED
- THREE RECEPTION ROOMS
- IN AND OUT DRIVEWAY
- GENEROUS DRIVEWAY AND GARAGE
- VIEWING ESSENTIAL
- IMPROVED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM SEPERATE WC
- FINISHED TO A HIGH STANDARD THROUGHOUT
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## Rooms and Dimensions

### Porch

8'10" x 3'8" (2.71m x 1.14m)

### Entrance Hall

12'4" x 11'2" (3.77m x 3.41m)

### Storage Room

### Living Room

12'7" x 17'9" (3.86m x 5.42m+)

### Reception Room

12'8" x 10'0" (3.88m x 3.06m)

### Dining Room

12'4" x 12'2" (3.76m x 3.72m)

### Kitchen

14'3" x 18'8" (4.35m x 5.71m)

### Inner Hall

### Guest WC

2'11" x 3'1" (0.91m x 0.96m)

### Utility Room

8'8" x 5'10" (2.66m x 1.78m)

### Garage

9'8" x 11'10" (2.95m x 3.61m)

### First Floor Landing

#### Bedroom One

12'8" x 15'3" (3.88m x 4.66m)

#### Bedroom Two

12'8" x 11'11" (3.88m x 3.65m)

#### Bedroom Three

10'6" x 8'11" (3.21m x 2.73m)

#### Bedroom Four

9'6" x 11'1" (2.92m x 3.40m)

### Bathroom

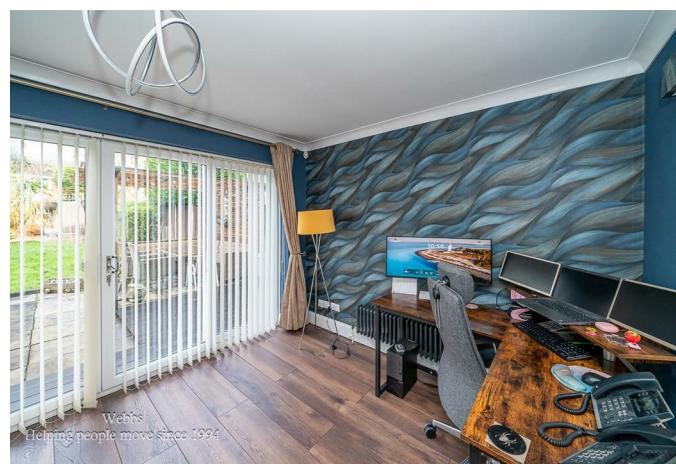
9'4" x 8'9" (2.85m x 2.68m)

### WC

5'4" x 2'9" (1.65m x 0.85m)

### Identification Checks B







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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A	73	79	Band A		
Band B	C		Band B	C	
Band C	D		Band C	D	
Band D	E		Band D	E	
Band E	F		Band E	F	
Band F	G		Band F	G	
All energy efficient - lower running costs			All energy efficient - lower CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	