



Webbs

Helping people move since 1994

Field Lane | Walsall | WS4 1DW

Offers Around £450,000

 **Webbs**
estate agents

Summary

A truly exceptional detached family home occupying a wonderful corner plot position. From the moment you step through the door, you will appreciate the care, attention and quality that have gone into creating this beautiful home, perfectly designed for modern family living.

The attractive storm porch with its oak detailing provides a warm welcome, leading into a welcoming entrance hallway. To the front of the property is a cosy sitting room, ideal for quieter evenings, but it is the stunning extended open plan living space at the rear that will undoubtedly steal your heart.

Designed as the hub of the home, this incredible room brings together living, dining and kitchen areas in one seamless space. The sitting area centres around a charming multi fuel wood burner, creating a wonderful atmosphere during the colder months, while the dining area enjoys an abundance of natural light through bi-fold doors that open directly onto the garden, effortlessly blending indoor and outdoor living. The kitchen has been beautifully finished with sleek high gloss units, feature plinth lighting and ample workspace, making it a fantastic place to cook, entertain and spend time with family and friends.

Key Features

- STUNNING "SHOW HOME STANDARD" DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT
- IMPRESSIVE OPEN PLAN LIVING, DINING AND KITCHEN AREA - WITH CHARMING MULTI-FUEL WOODBURNER TO THE LIVING AREA
- MODERN GROUND FLOOR SHOWER ROOM & LUXURIOUS FAMILY BATHROOM FITTED TO A HIGH SPECIFICATION
- THREE GENEROUSLY SIZED FIRST FLOOR BEDROOMS - TWO WITH FITTED WARDROBES
- IDEAL FOR MODERN DAY FAMILY LIVING AND NO CHAIN
- BEAUTIFULLY EXTENDED AND IMPROVED THROUGHOUT TO AN EXCEPTIONALLY HIGH STANDARD
- BI-FOLD DOORS OPENING ONTO THE GARDEN AND CREATING SEAMLESS INDOOR-OUTDOOR LIVING
- CONTEMPORARY HIGH GLOSS FITTED KITCHEN WITH FEATURE PLINTH LIGHTING & SEPARATE UTILITY ROOM
- AMPLE DRIVEWAY FOR MULTIPLE VEHICLES & LOVELY SIDE AND REAR GARDEN COMPLETE WITH SUMMER HOUSE
- A VIEWING IS A MUST TO SEE THIS STUNNING RESIDENCE - CALL WEBBS ALDRIDGE TODAY TO SECURE YOUR VIEWING - 01922 288800!!

Rooms and Dimensions

STORM PORCH

ENTRANCE HALLWAY

FRONT SITTING ROOM

13'0" x 10'10" (3.98m x 3.31m)

OPEN PLAN LIVING AREA AND EXTENDED DINING KITCHEN

LIVING AREA WITH FEATURE MULTI FUEL WOODBURNER

18'6" x 11'2" (5.66m x 3.41m)

EXTENDED DINING KITCHEN WITH BI-FOLD DOORS

22'7" x 11'9" (6.89m x 3.60m)

UTILITY ROOM

10'9" x 6'11" (3.28m x 2.11m)

MODERN GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES

13'1" x 9'10" (4.01m x 3.00m)

BEDROOM TWO

11'3" x 10'11" (3.43m x 3.35m)

BEDROOM THREE WITH FITTED WARDROBES

7'9" x 6'11" (2.38m x 2.12m)

MODERN FIRST FLOOR FAMILY BATHROOM

STORE GARAGE

9'7" x 7'4" (2.94m x 2.26m)

Identification Checks







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 ₂) Rating	
Score	Band	Score	Band
82	A	82	A
77-81	B	77-81	B
72-76	C	72-76	C
67-71	D	67-71	D
62-66	E	62-66	E
57-61	F	57-61	F
52-56	G	52-56	G

England & Wales EU Directive 2002/91/EC

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk

