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Pool View | Walsall | WS6 6PA
Open To Offers £595,000

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Summary

** INDIVIDUALLY DESIGNED LARGE DETACHED HOME ** FOUR GENEROUS BEDROOMS ** THREE LARGE RECEPTION ROOMS ** STUNNING KITCHEN DINING AND FAMILY SPACE ** EXCELLENT SCHOOL CATCHMENTS ** EN-SUITE TO MASTER BEDROOM ** VERSATILE ANNEX ** MAJOR ROAD AND RAIL LINKS ** VIEWING STRONGLY ADVISED **

Webbs Estate Agents are delighted to offer for sale this individually designed, substantial family home, situated in a highly sought-after location with excellent schools, transport links, local shops and amenities close by.

The property opens into an impressive and generously sized entrance hallway and offers extensive living accommodation throughout. There is a separate study, while the lounge features a log-burning stove and double doors leading into the conservatory, which enjoys views over the rear garden.

A standout feature of the home is the impressive open-plan family living space, incorporating a charming country-style kitchen, a bright and spacious dining area and a comfortable living area. This versatile space overlooks and opens onto a delightful courtyard seating area, ideal for both everyday family living and entertaining.

Key Features

- INDIVIDUALLY DESIGNED LARGE FAMILY HOME
- ANNEX
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- OAK FLOORING AND WINDOWS
- AMPLE OFF ROAD PARKING
- FOUR DOUBLE BEDROOMS
- CONSERVATORY
- OPEN PLAN LIVING, DINING AND KITCHEN AREA
- SIDE AND REAR GARDENS
- VIEWING ADVISED TO APPRECIATE THE HOME ON OFFER

Rooms and Dimensions

ENTRANCE HALLWAY

STUDY

10'3" x 12'10" (3.13 x 3.92)

OPEN PLAN KITCHEN AND FAMILY LOUNGE

10'5" x 31'6" (3.19 x 9.61)

COUNTRY STYLE KITCHEN

13'1" x 18'4" (4.00 x 5.61)

UTILITY ROOM

15'7" x 7'1" (4.75 x 2.16)

LOUNGE

22'6" x 14'5" (6.87 x 4.4)

CONSERVATORY

16'1" x 9'3" (4.91 x 2.82)

GUEST WC

GALLERY LANDING

BEDROOM ONE

13'9" x 15'8" (4.21 x 4.80)

EN-SUITE SHOWER ROOM

6'2" x 5'5" (1.88 x 1.66)

BEDROOM TWO

11'10" x 16'0" (3.61 x 4.90)

BEDROOM THREE

13'3" x 10'0" (4.04 x 3.07)

BEDROOM FOUR

10'6" x 12'5" (3.22 x 3.79)

FAMILY BATHROOM

6'2" x 11'5" (1.88 x 3.48)

ANNEX

ANNEX BEDROOM/RECEPTION ROOM

9'5" x 12'7" (2.89 x 3.84)

ANNEX BATHROOM

9'2" x 7'8" (2.81 x 2.35)

DRIVeway

GARAGE CONVERTED TO STORAGE SPACE

REAR AND SIDE GARDENS

IDENTIFICATION CHECKS - C

Agents Notes







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
270 m²

Reduced headroom
5.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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.

