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Wolverhampton Road | Walsall | WS2 8TD

Asking Price £400,000

 **Webbs**
estate agents

Summary

****IMPRESSIVE DETACHED FAMILY HOME** *THREE RECEPTION ROOMS** *CONSERVATORY** *DOWNSTAIRS AND UPSTAIRS BATHROOM** *POPULAR LOCATION** *VIEWING ESSENTIAL****

Nestled on Wolverhampton Road in Walsall, this impressive detached family home offers a perfect blend of space, comfort, and convenience. Situated in a sought-after location, the property is ideally positioned close to local amenities, including shops, schools, and excellent transport links, including the M6 motorway.

As you approach the house, you are greeted by a generous front plot featuring a spacious driveway and a well-maintained lawn area, providing ample parking and an inviting entrance. Upon entering, you will find a welcoming porch leading into a bright hallway. The ground floor boasts two reception rooms, including a dining room and a sitting room, perfect for family gatherings and entertaining guests. The conservatory adds an extra touch of charm, allowing for a seamless connection to the outdoors.

The kitchen is well-equipped and flows into a breakfast room, making it a delightful space for casual dining. A convenient downstairs bathroom completes the ground floor layout. Ascending to the first floor, you will discover four generously sized bedrooms, providing plenty of room for family members or guests. The upper level also features a family bathroom and a separate WC, ensuring practicality for busy mornings.

Key Features

- DEATCHED FAMILY HOME
- CONSERVATORY TO THE REAR
- UPDATIRS AND DOWNSTAIRS BATHROOM
- LARGE PLOT
- VIEWING ESSENTIAL
- THREE RECPETION ROOMS
- DRIVE AND GARAGE
- FOUR GENEORUS BEDROOMS
- CLOSE TO ALL LOCAL AMENITES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399!!

Rooms and Dimensions

Porch

6'4" x 2'6" (1.95m x 0.78m)

Hall

Dining Room

11'11" x 12'10" (3.64m x 3.93m)

Living Room

14'5" x 11'10" (4.40m x 3.62m)

Sun Room

10'3" x 9'3" (3.14m x 2.82m)

Breakfast Room

7'11" x 10'10" (2.42m x 3.32m)

Kitchen

11'1" x 5'9" (3.40m x 1.76m)

Bathroom

5'9" x 6'2" (1.76m x 1.89m)

Garage

16'7" x 8'7" (5.08m x 2.63m)

First Floor Landing

Bedroom One

13'1" x 11'11" (4.01m x 3.65m)

Bedroom Two

14'6" x 11'10" (4.42m x 3.63m)

Bedroom Three

9'10" x 10'11" (3.00m x 3.35m)

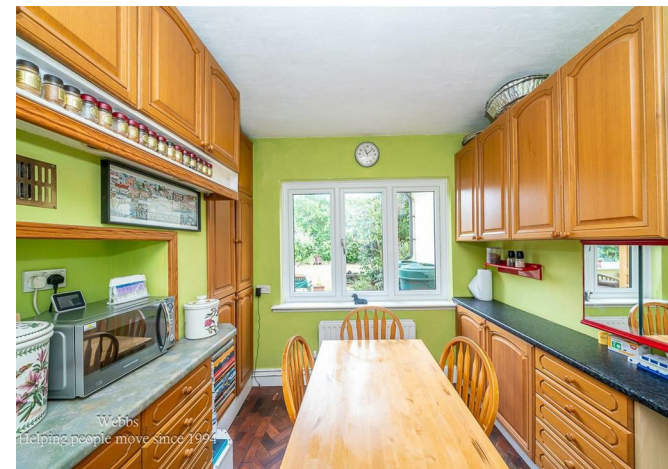
Bedroom Four

10'10" x 8'3" (3.32m x 2.54m)

Family Bathroom

10'9" x 5'6" (3.28m x 1.69m)

Identification Checks B







Approximate total area⁽¹⁾
142.4 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.

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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	
Rating	Score	Rating	Score
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