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Heron Mill | Walsall | WS3 4QT

Offers In The Region Of £490,000

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Summary

"Don't judge a book by its cover" - From the outside, this home may appear modest but step inside and you will discover a surprisingly spacious and thoughtfully extended detached family residence. Tucked away in a peaceful Cul-de-sac setting a generous driveway providing parking for several vehicles and a double garage, making an impressive first impression. A side entrance leads into a useful lobby hallway with access to the garage and a versatile study, perfect for those working from home or in need of a quiet retreat. From the moment you enter the main hallway, the sense of space is immediately apparent. The accommodation has been designed with family living in mind, featuring a guest WC, a cosy front reception room currently used as a relaxing snug with feature entertainment wall and a spacious rear living room that forms the heart of the home. Double doors open into a bright conservatory with a glass roof, creating a wonderful space to enjoy the changing seasons while taking in views of the garden. The extended kitchen is ideal for modern family life, fitted with granite work surfaces and offering plenty of storage and preparation space. Whether it's busy weekday breakfasts or entertaining friends and family, this room is perfectly equipped to handle it all, while a separate utility room helps keep everyday life organised and out of sight.

Upstairs, the property continues to impress with four well proportioned bedrooms, including a generous principal bedroom with its own en-suite. One of the bedrooms leads through to an additional

Key Features

- DON'T JUDGE A BOOK BY ITS COVER – THIS DECEPTIVELY SPACIOUS AND SUBSTANTIALLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OFFERS FAR MORE ACCOMMODATION THAN ITS EXTERIOR FIRST SUGGESTS
- ATTRACTIVE AND WELL MAINTAINED FRONTAGE WITH A DRIVEWAY PROVIDING PARKING FOR VARIOUS VEHICLES AND DOUBLE GARAGE
- EXTENDED FAMILY KITCHEN FITTED WITH GRANITE WORK SURFACES
- FOUR WELL PROPORTIONED FIRST FLOOR BEDROOMS - PRINCIPAL BEDROOM BENEFITING FROM AN EN-SUITE SHOWER ROOM.
- BEAUTIFULLY MAINTAINED SOUTH-FACING REAR GARDEN WITH STUNNING OPEN VIEWS ACROSS NEIGHBOURING FIELDS PROVIDING A WONDERFUL BACKDROP
- TUCKED AWAY IN A PEACEFUL AND HIGHLY DESIRABLE CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS & CONSERVATORY WITH GLASS ROOF
- SEPARATE UTILITY ROOM PROVIDING PRACTICALITY FOR EVERYDAY FAMILY LIVING
- ADDITIONAL DRESSING ROOM OR FLEXIBLE MULTI PURPOSE SPACE ACCESSED THROUGH THE SMALLEST BEDROOM
- EXCELLENT COMBINATION OF FLEXIBLE ACCOMMODATION, GENEROUS LIVING SPACE AND A SOUGHT AFTER LOCATION.

Rooms and Dimensions

ENTRANCE LOBBY/HALLWAY

HALLWAY

GROUND FLOOR GUEST WC

STUDY

8'11" x 6'5" (2.74m x 1.98m)

SNUG ROOM WITH ENTERTAINMENT WALL

13'1" x 9'4" (4.00m x 2.86m)

LIVING ROOM

15'1" x 13'1" (4.60m x 3.99m)

CONSERVATORY

12'7" x 11'2" (3.86m x 3.41m)

EXTENDED DINING KITCHEN

21'0" x 10'3" (6.41m x 3.13m)

UTILITY ROOM

6'6" x 4'10" (1.99m x 1.49m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'3" x 12'2" (3.75m x 3.73m)

ENSUITE SHOWER ROOM

BEDROOM TWO

10'4" x 9'7" (3.15m x 2.93m)

BEDROOM THREE

12'2" x 8'4" (3.73m x 2.55m)

BEDROOM FOUR

9'2" x 7'4" (2.81m x 2.24m)

VERSATILE DRESSING ROOM/HOME OFFICE

10'1" x 9'0" (3.08m x 2.75m)

FAMILY BATHROOM

DOUBLE GARAGE

17'6" x 17'10" (5.34m x 5.45m)

Identification Checks

PREMIUM CONVEYANCING (C)





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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.



212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk