



**Brass Grove | Walsall | WS3 1FN**

**Offers In The Region Of £285,000**



# Summary

**\*\*THREE BEDROOM MODERN DETACHED HOUSE\*\*GROUND FLOOR GUEST W/C AND FIRST FLOOR BATHROOM\*\*GOOD SIZE REAR GARDEN\*\***

The property enjoys an enviable position within this popular development, conveniently located for Walsall town centre, whilst offering excellent transport links to Birmingham, Cannock and further afield, together with easy access to the M6 motorway network, making it an excellent choice for commuters. A range of nearby schools, local amenities, parks and shopping facilities further enhance the appeal of this sought after location.

Externally, the home offers excellent kerb appeal with a side driveway providing off road parking for two vehicles, complemented by the added benefit of an electric vehicle charging point. To the rear is a standout feature of the property, a generously sized enclosed garden, significantly larger than typically found on homes of this style and age. The garden provides ample space for children to play, outdoor entertaining, summer dining or simply relaxing, creating a wonderful extension of the living accommodation.

# Key Features

- MODERN THREE BEDROOM DETACHED HOME - EXCELLENT FIRST TIME BUY OR FAMILY PURCHASE
- STILL BENEFITTING FROM THE REMAINING NHBC WARRANTY
- SITUATED ON A POPULAR MODERN RESIDENTIAL DEVELOPMENT CLOSE TO WALSALL TOWN CENTRE
- SIDE DRIVEWAY PROVIDING OFF ROAD PARKING FOR VARIOUS VEHICLES & ELECTRIC VEHICLE CHARGING POINT
- SPACIOUS FRONT FACING LIVING ROOM & INNER LOBBY WITH GUEST WC
- STUNNING OPEN PLAN DINING KITCHEN WITH STYLISH SAGE GREEN FITTED UNITS AND VARIOUS INTEGRATED APPLIANCES
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- ENSUITE SHOWER ROOM TO MASTER BEDROOM AND FIRST FLOOR FAMILY BATHROOM
- GENEROUSLY SIZED ENCLOSED REAR GARDEN
- EXCELLENT ACCESS TO WALSALL, BIRMINGHAM, CANNOCK AND THE M6 MOTORWAY NETWORK - GREAT COMMUTING LINKS

# Rooms and Dimensions

## ENTRANCE HALLWAY

## LIVING ROOM

13'10" x 13'0" (4.22m x 3.98m)

## INNER LOBBY

## GROUND FLOOR GUEST WC

## DINING KITCHEN

16'6" x 9'4" (5.04m x 2.87m)

## FIRST FLOOR LANDING

## MASTER BEDROOM

11'0" x 9'8" (3.36m x 2.97m)

## ENSUITE SHOWER ROOM

## BEDROOM TWO

11'2" x 9'3" (3.42m x 2.82m)

## BEDROOM THREE

12'8" x 7'0" (3.88m x 2.15m)

## FIRST FLOOR FAMILY BATHROOM

## Identification Checks

**\*\*AGENTS NOTE\*\***

## PREMIUM CONVEYANCING (C)

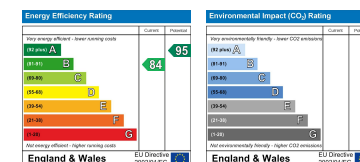






**Webbs**  
estate agents

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](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

**Webbs**  
estate agents