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**Walton Heath | Walsall | WS3 3UF**  
Asking Price £380,000

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## Summary

\*\*HEAVILY EXTENDED\*\*FOUR/FIVE BEDROOM HOME\*\*MODERNISED THROUGHOUT\*\*LARGE PLOT\*\*GARAGE AND DRIVE\*\*REFITTED KITCHEN\*\*REFITTED BATHROOM\*\*SEPERATE UTILITY ROOM\*\*VIEWING ESSENTIAL\*\*ENVIALE TURNBERRY ESTATE\*\*

Nestled in the desirable Turnberry Estate of Walton Heath, Walsall, this stunning detached house offers an exceptional living experience. With four generously sized bedrooms and the potential for a fifth, this home has been extensively extended and improved, making it perfect for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy through lounge, featuring an extended bay window that floods the room with natural light. Adjacent to the lounge is a separate dining room, ideal for entertaining guests. The modern, refitted kitchen is a chef's delight, complete with a separate utility room for added convenience. A guest WC and a snug, which can also serve as a fifth bedroom, complete the ground floor layout. The snug boasts patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. The first floor houses four spacious bedrooms, each designed with comfort in mind. The master bedroom is particularly impressive, featuring a boutique-style roll-top bath and wash hand basin, along with a modern refitted shower room, providing a luxurious retreat.

## Key Features

- HEAVILY EXTENDED FOUR/FIVE BEDROOM HOME
- REFITTED SHOWER ROOM
- FINISHED TO A HIGH STANDARD
- LANDSCAPED REAR GARDEN
- GENEROUS BEDROOMS
- REFITTED KITCHEN
- BOUTIQUE STYLE BEDROOM COMPELTE WITH ROLL TOP BATH
- LOUNGE AND SEPERATE DINING ROOM
- LARGE DRIVE AND GARAGE
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## Rooms and Dimensions

### Entrance Hall

### Lounge

22'4" x 4'6" (6.8181m x 1.393m)

### Dining Room

9'10" x 7'8" (3.014m x 2.354m)

### Refitted Kitchen

18'7" x 7'2" (5.687m x 2.204m)

### Utility Room

3'3",1571'6" x 9'2" (1,479m x 2.799m)

### Guest WC

2'8" x 4'6" (0.818m x 1.393m)

### Snug/ Bedroom Five

10'4" x 7'5" (3.167m x 2.266m)

### Garage

17'4" x 7'5" (5.307m x 2.266m)

### Bedroom One

17'0" x 7'6" (5.185m x 2.298)

### Bedroom Two

10'6" x 9'9" (3.221m x 2.994m)

### Bedroom Three

11'9" x 8'10" (3.594m x 2.704m)

### Bedroom Four

8'10" x 6'1" (2.709m x 1.855m)

### Refitted Shower Room

6'4" x 5'6" (1.933m x 1.689m)

### Identification Checks B







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 <sub>2</sub> ) Rating	
		Current	Modelled
Very energy efficient - lower running costs	A	G	G
(B) B	B	B	B
(C) C	C	C	C
(D) D	D	D	D
(E) E	E	E	E
(F) F	F	F	F
Very inefficient - higher running costs	G	G	G
EU Directive 2002/91/EC			
England & Wales		England & Wales	