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Green Lane | Walsall | WS3 4PA

Asking Price £620,000



## Summary

**\*\*EXECUTIVE DETACHED HOME\*\*** **\*\*ONE BEDROOM ANNEXE\*\*** **\*\*FINISHED TO A HIGH STANDARD THROUGHOUT\*\*** **\*\*REFITTED MODERN KITCHEN WITH GRANITE WORK TOPS\*\*** **\*\*SUBSTANTIALLY EXTENDED\*\*** **\*\*LANDSCAPED REAR GARDEN\*\*** **\*\*IN AND OUT RESIN DRIVE\*\*** **\*\*STUNNING KITCHEN DINER\*\*** **\*\*FOUR RECEPTION ROOMS\*\*** **\*\*VILLAGE LOCATION\*\*** **\*\*GARAGE AND CARPORT\*\***

Green Lane is a substantially extended and beautifully improved executive detached residence, ideally situated in the highly sought-after village of Pelsall. This impressive home is set behind an in-and-out resin driveway, garage with electric door, and carport, providing ample off-road parking and an attractive approach.

Upon entering, a welcoming entrance hall leads through to the superbly extended lounge, which benefits from a dual-aspect design, flooding the space with natural light. This elegant room features a log burner, skylights, and bifolding doors. Adjacent is the stunning refitted kitchen, complete with granite worktops, a range of high-quality integrated appliances, and bifolding doors opening out onto the rear garden—perfect for both everyday living and entertaining.

The ground floor further offers three additional reception rooms, providing flexible living space to suit a variety of needs, including the potential for a further bedroom, along with a utility room and a convenient guest WC.

## Key Features

- EXECUTIVE DETACHED HOME
- IMMACULATLEY PRESENTED TO A SHOW HOME STANDARD
- FOUR RECEPTION ROOMS
- IN AND OUT DRIVE
- LANDSCAPED REAR GARDEN
- ONE BEDROOM ANNEXE AND THREE/ FOUR FURTHER BEDROOMS
- BREATH TAKING KITCHEN DINER
- UTILITY ROOM AND SEPERATE GUEST WC
- GARAGE AND CARPORT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### IN AND OUT RESIN DRIVEWAY

#### Entrance Porch

8'5" x 1'10" (2.59m x 0.58m)

#### Hall

9'11" x 7'3" (3.03m x 2.23m)

#### Lounge

26'5" x 12'5" (8.07m x 3.79m)

#### Kitchen Area

14'6" x 9'5" (4.42m x 2.89m)

#### Kitchen Dining Area

17'5" x 10'10" (5.32m x 3.32m)

#### Reception Room/ Bedroom Five

14'8" x 8'10" (4.49m x 2.70m)

#### Office/ Snug

10'3" x 11'3" (3.14m x 3.45m)

#### Reception Room

8'2" x 13'5" (2.50m x 4.09m)

#### Utility Room

10'5" x 9'3" (3.18m x 2.83m)

#### Guest WC

4'1" x 2'6" (1.25m x 0.78m)

#### Garage

19'3" x 10'6" (5.89m x 3.21m)

#### First Floor Landing

#### Master Bedroom Suite/ Annexe

##### Lounge

12'1" x 12'3" (3.70m x 3.74m)

##### Kitchen

6'11" x 9'11" (2.13m x 3.04m)

##### Bedroom

14'6" x 12'3" (4.44m x 3.74m)

##### En Suite

7'7" x 6'11" (2.33m x 2.12m)

#### Walk In Wardrobe/ Dressing Room

7'0" x 5'9" (2.14m x 1.77m)

#### Bedroom Two

13'4" x 12'5" (4.07m x 3.79m)

#### Bedroom Three

11'1" x 11'1" (3.39m x 3.40m)





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Approximate total area<sup>(1)</sup>  
225.4 m<sup>2</sup>  
Reduced headroom  
2.2 m<sup>2</sup>

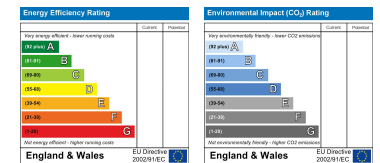
(1) Excluding balconies and terraces

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.

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