## Copper Works Way | Walsall | WS3 1FQ

Auction Guide £385,000

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## Summary

**EXECUTIVE DETACHED HOME**FOUR DOUBLE BEDROOMS**MODERN FITTED KITCHEN DINER*GUEST WC**DRIVE AND GARAGE*EN SUITE TO MASTER BEDROOM**LARGER THAN AVERAGE PLOT**VIEWING ESSENTIAL**

Nestled in the desirable area of Copper Works Way, Walsall, this executive detached family residence is a remarkable find for those seeking modern comfort and ample space. This much-improved home is set on a generous plot, providing a perfect blend of style and functionality.
As you approach the property, you are greeted by a well-maintained driveway and a charming lawn area, leading you into a welcoming entrance hall complete with a convenient guest WC. The spacious lounge features a delightful walk-in bay, creating a bright and inviting atmosphere for relaxation and entertainment.
The heart of this home is undoubtedly the stunning kitchen, living, and dining room. This contemporary space boasts sleek cabinetry and a selection of integrated appliances, making it a dream for any culinary enthusiast. The patio doors seamlessly connect this area to the rear garden, allowing for effortless indoor-outdoor living.
On the first floor, you will find four generously sized double bedrooms, ensuring that there is plenty of room for family and guests alike. The modern family bathroom is well-appointed, and the master

## Key Features

- EXECUTIVE DETACHED HOME
- MODERN FITTED KITCHEN LIVING DINER
- GENEROUS REAR GARDEN
- FINISHED TO A HIGH STANDARD
- VIEWING ESSENTIAL
- FOUR DOUBLE BEDROOMS
- DRIVE AND GARAGE
- IMPORVED THROUGHOUT
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

## Rooms and Dimensions

**Entrance Hall**
10'6" x 4'2" (3.21m x 1.28m)

**Guest WC**
5'11" x 6'0" (1.82m x 1.83m)

**Lounge**
13'1" x 13'8" (4.00m x 4.18m)

**Kitchen Living Diner**
21'1" x 12'5" (6.45m x 3.80m)

**First Floor Landing**

**Bedroom One**
13'1" x 13'10" (4.00m x 4.22m)

**En Suite**
7'1" x 5'8" (2.16m x 1.74m)

**Bedroom Two**
10'3" x 10'7" (3.14m x 3.24m)

**Bedroom Three**
13'3" x 9'2" (4.06m x 2.80m)

**Bedroom Four**
9'2" x 8'7" (2.80m x 2.64m)

**Family Bathroom**
8'8" x 6'2" (2.66m x 1.88m)

**Garage**

**Identification Checks B**

**Agents Note**

**Auctioneers Comments B**

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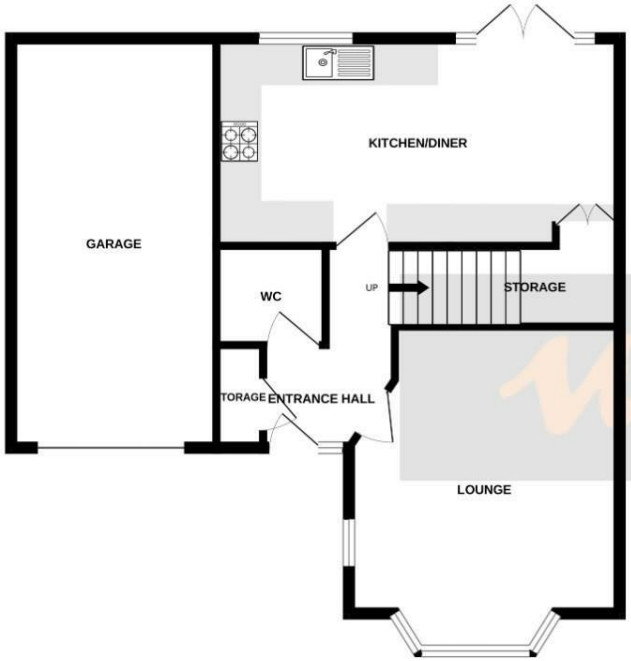
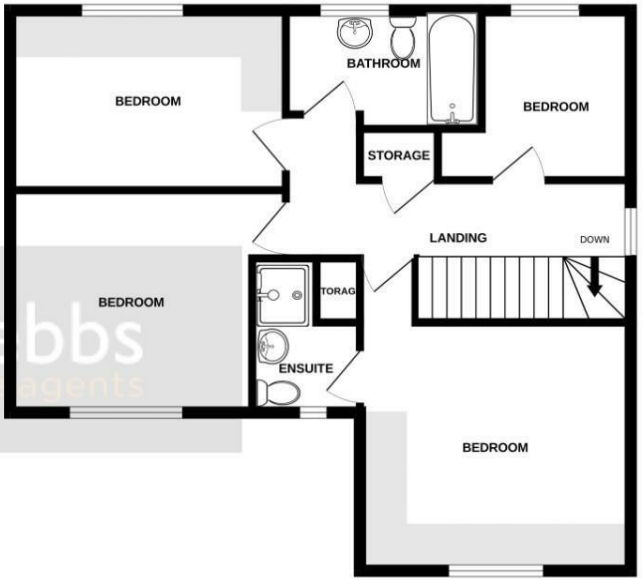
GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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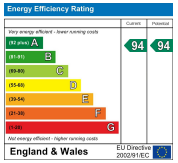


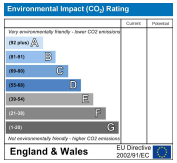


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