## Brass Grove | Walsall | WS3 1FN

## Offers In The Region Of £285,000

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## 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
- SITUATED ON A POPULAR MODERN RESIDENTIAL DEVELOPMENT CLOSE TO WALSALL TOWN CENTRE
- SPACIOUS FRONT FACING LIVING ROOM & INNER LOBBY WITH GUEST WC
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- GENEROUSLY SIZED ENCLOSED REAR GARDEN
- STILL BENEFITTING FROM THE REMAINING NHBC WARRANTY
- SIDE DRIVEWAY PROVIDING OFF ROAD PARKING FOR VARIOUS VEHICLES & ELECTRIC VEHICLE CHARGING POINT
- STUNNING OPEN PLAN DINING KITCHEN WITH STYLISH SAGE GREEN FITTED UNITS AND VARIOUS INTEGRATED APPLIANCES
- ENSUITE SHOWER ROOM TO MASTER BEDROOM AND FIRST FLOOR FAMILY BATHROOM
- 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)

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Approximate total area(1)

81.7 m²

(1) Excluding balconies and terraces

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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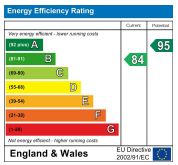


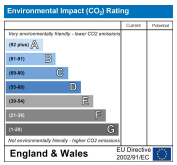


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