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**Moorfields Close | Walsall | WS9 8BP**

**Offers In Excess Of £500,000**

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estate agents

## Summary

**\*\*EXECUTIVE DETACHED FAMILY RESIDENCE-SET ACROSS THREE FLOORS\*\*FIVE BEDROOMS\*\*SPACIOUS FAMILY ACCOMMODATION AND NO CHAIN\*\*THREE BATHROOMS & GROUND FLOOR GUEST WC\*\*TWO RECEPTION ROOMS\*\*GARDEN/OFFICE ROOM\*\*CLOSE TO ALDRIDGE VILLAGE\*\***

This executive detached residence offers an outstanding opportunity to acquire a truly spacious family home. Set across three impressive floors, the property has been thoughtfully designed to provide versatile and spacious living accommodation, perfectly suited to modern family life.

Upon entering, you are welcomed by an inviting hallway, living room featuring an entertainment wall

and a further reception room to the front offers excellent flexibility. The ground floor also benefits from a convenient guest WC.

Undoubtedly the heart of this home is the impressive rear dining kitchen/family room, a great open plan space overlooking the rear garden.

Featuring a comprehensive range of fitted units complemented by integrated appliances and extensive work surfaces, a breakfast bar provides additional preparation and seating space, while the generous dining and seating area creates a warm and sociable environment for gathering with family and guests alike.

## Key Features

- EXECUTIVE FIVE BEDROOM DETACHED FAMILY RESIDENCE - SET ACROSS THREE FLOORS WITH NO UPWARD CHAIN
- LIVING ROOM WITH FEATURE ENTERTAINMENT WALL & ADDITIONAL FRONT RECEPTION ROOM IDEAL AS A SNUG, OFFICE OR PLAYROOM
- THREE BATHROOMS & GROUND FLOOR GUEST WC
- BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- POPULAR AND HIGHLY DESIRABLE RESIDENTIAL LOCATION CLOSE TO ALDRIDGE VILLAGE CENTRE
- SPACIOUS AND VERSATILE FAMILY ACCOMMODATION THROUGHOUT
- IMPRESSIVE OPEN PLAN DINING KITCHEN/FAMILY ROOM & UTILITY ROOM
- PRINCIPAL MASTER SUITE OCCUPYING THE ENTIRE SECOND FLOOR WITH DRESSING ROOM
- USEFUL OUTBUILDING CURRENTLY USED AS A HOME OFFICE
- IDEAL LONG TERM FAMILY HOME & VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GROUND FLOOR GUEST WC

### LIVING ROOM

15'5" x 10'7" (4.71m x 3.23m)

### SECOND RECEPTION ROOM

11'10" x 7'11" (3.61m x 2.43m)

### DINING KITCHEN

24'1" x 13'0"/9'9" (min) (7.35m x 3.97m/2.99m (min))

### UTILITY ROOM

6'10" x 4'0" (2.10m x 1.22m)

### FIRST FLOOR LANDING

### BEDROOM TWO

14'9"/10'10" (min) x 11'9" (4.52m/3.31m (min) x 3.60m)

### ENSUITE SHOWER ROOM

### BEDROOM THREE

16'0" x 8'9" (4.89m x 2.69m)

### BEDROOM FOUR

10'4" x 8'5" (3.16m x 2.58m)

### BEDROOM FIVE

10'3" x 8'4" (3.14m x 2.56m)

### FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE

### SECOND FLOOR LANDING

### MASTER BEDROOM

16'0" x 14'11" (4.89m x 4.56m)

### DRESSING ROOM

8'8" x 6'7" (2.65m x 2.02m)

### BATHROOM WITH SEPARATE SHOWER CUBICLE

### Identification Checks

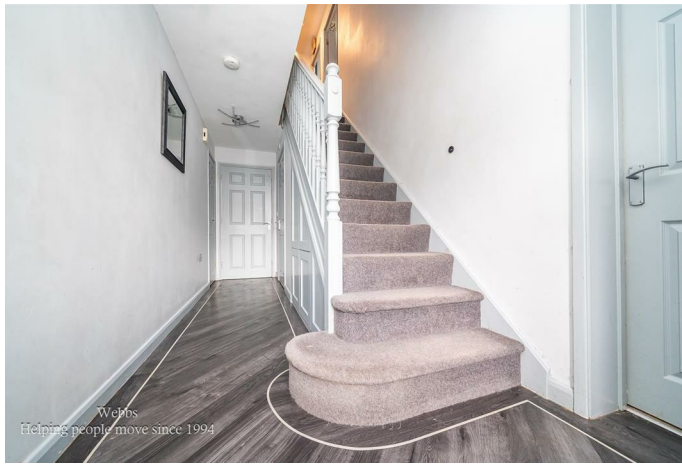




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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>
151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>
176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>
201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>
226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>
251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>

England & Wales EU Directive 2002/91/EC

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