



Webbs

Helping people move since 1994

Lichfield Road | Walsall | WS4 1PQ
Guide Price £900,000

W Webbs
estate agents

Summary

** SUPERB RESIDENTIAL/COMMERCIAL OPPORTUNITY (STPP) ** 1.2 ACRE SITE ** LARGE SEMI DETACHED FAMILY HOME ** NO UPWARD CHAIN ** CLOSE TO AMENITIES ** 4 DOUBLE BEDROOMS ** MASTER WITH EN SUITE ** 3 RECEPTION ROOMS ** LARGE KITCHEN ** UTILITY ROOM ** FAMILY BATHROOM ** GUEST WC ** DETACHED GARAGE/ROOM ** 2 CARPORTS ** AMPLE PARKING ** EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES ** CALL FOR DETAILS

Webbs Estate Agents are excited to bring to the market this 4 bedroom semi detached family home offered for sale with NO UPWARD CHAIN. SITUATED ON A 1.2 ACRE PLOT, with the potential for multi use development (STPP). The property has 3 spacious reception rooms, a large kitchen, utility room, wc, 4 double bedrooms with en suite to the master and a family bathroom. In addition to the land and residence there is a detached store/ room, 2 car ports and electric gated entrance. This property does truly offer amazing opportunities for multiple uses as a business, family home with storage or a development opportunity (STPP). EARLY VIEWING IS ESSENTIAL. To arrange a viewing or for further details please contact our Aldridge branch on 01922 288800

Key Features

- 1.2 ACRE PLOT
- LARGE 4 BED SEMI DETACHED PROPERTY
- OUTSTANDING MULTI USE POTENTIAL (STPP)

Rooms and Dimensions

ENTRANCE HALL

SITTING ROOM

10'0" x 16'11" (3.06 x 5.17)

LIVING ROOM

15'11" x 15'1" (4.87 x 4.61)

OFFICE

16'0" x 6'0" (4.89 x 1.84)

UTILITY ROOM & WC

8'2" x 10'2" (2.51 x 3.12)

BREAKFAST KITCHEN

16'0" x 13'5" (4.9 x 4.1)

FIRST FLOOR LANDING

MASTER BEDROOM

18'4" x 14'9" (5.59 x 4.51)

EN SUITE

8'1" x 13'8" (2.48 x 4.19)

BEDROOM TWO

16'8" x 10'0" (5.09 x 3.07)

BEDROOM THREE

13'3" x 12'5" (4.05 x 3.8)

BEDROOM FOUR

15'3" x 16'1" (4.66 x 4.92)

FAMILY BATHROOM

5'10" x 6'9" (1.79 x 2.06)

OUTSIDE

Identification Checks







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 ₂) Rating	
		Current	Planned
Very energy efficient - lower running costs	A	B	B
(B1-B9)	B	C	C
(B10-B9)	C	D	D
(B10-B4)	D	E	E
(B10-B4)	E	F	F
(B10-B4)	F	G	G
All energy efficient - lower running costs	G		
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Planned
Very environmentally friendly - lower CO ₂ emissions	A	B	B
(B1-B9)	B	C	C
(B10-B9)	C	D	D
(B10-B4)	D	E	E
(B10-B4)	E	F	F
(B10-B4)	F	G	G
All energy efficient - lower running costs	G		
England & Wales		EU Directive 2002/91/EC	

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbsestateagents.co.uk | www.webbsestateagents.co.uk