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

 **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 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
- OUSTANDING 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

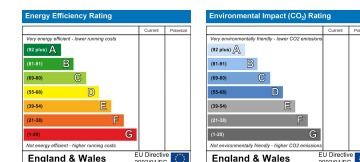








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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