Hawthorn Road | Walsall | WS4 1NT

Offers Over £260,000

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Summary

EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE**EXTENDED REFITTED KITCHEN**FIRST FLOOR FAMILY BATHROOM**AMPLE DRIVEWAY FOR MUTIPLE VEHICLES**SET IN FRONT OF A COMMUNAL GREEN**EXCELLENT FAMILY/FIRST TIME PURCHASE**

This extended four bedroom semi detached family home offers generous and versatile accommodation, perfectly suited to modern family living. The property enjoys a large frontage with an extensive driveway providing ample off road parking for multiple vehicles, making it an ideal choice for growing families and those requiring additional parking.

Upon entering, you are welcomed by an entrance porch leading into a hallway. To the front of the property is a dining room which flows seamlessly into the rear sitting room, creating an almost open plan living environment that is perfect for both everyday family life and entertaining. Double doors open directly onto the rear garden, allowing natural light to flood the living space while providing an excellent connection between the indoors and outdoors.

Key Features

- EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- FRONT DINING ROOM OPENING INTO THE REAR LIVING ROOM
- FOUR FIRST FLOOR BEDROOMS
- EXCELLENT LOCATION - CLOSE TO HIGHLY REGARDED SCHOOLS OF BOTH SECTORS
- AN EXCELLENT FAMILY HOME OFFERING GENEROUS LIVING SPACE IN A WELL CONNECTED LOCATION
- LARGE FRONT DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EXTENDED REFITTED KITCHEN WITH A COMPREHENSIVE RANGE OF MODERN UNITS, GENEROUS WORKTOP SPACE AND GARDEN ACCESS
- MODERN FAMILY BATHROOM FITTED WITH WHITE SUITE AND JACUZZI BATH
- CONVENIENT ACCESS TO WALSALL TOWN CENTRE, TRANSPORT LINKS AND THE MOTORWAY NETWORK
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Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

DINING ROOM
11'6"/10'2" x 9'10" (3.52m/3.12m x 3.02m)

LIVING ROOM
13'11" x 11'5"/9'10" (4.25m x 3.50m/3.00m)

EXTENDED REFITTED KITCHEN
18'11"/7'4" x 8'10"/5'10" (5.77m/2.24m x 2.71m/1.79m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'5" x 10'11" (3.49m x 3.34m)

BEDROOM TWO
11'5" x 9'2" (3.50m x 2.81m)

BEDROOM THREE
8'10" x 7'4" (2.70m x 2.24m)

BEDROOM FOUR
6'6" x 5'10" (2.00m x 1.80m)

FIRST FLOOR FAMILY BATHROOM

Identification Checks

Premium Conveyancing -A

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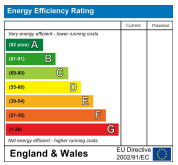
Approximate total area(1)

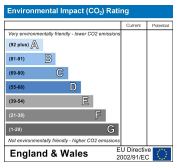
86.5 m²

(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.

GIRAFFE360





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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