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**Broad Way | Walsall | WS4 1AN**

**Offers In The Region Of £325,000**

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## Summary

**\*\*THREE BEDROOM DETACHED FAMILY HOME\*\*SPACIOUS LIVING/DINING ROOM\*\*FITTED KITCHEN\*\*GROUND FLOOR GUEST W/C\*\*VIEWING ESSENTIAL!\*\***

This well presented three bedroom detached family home occupies a generous plot and offers spacious, versatile accommodation throughout. Ideally positioned close to excellent local amenities, highly regarded schooling including Sheffield Ormiston Academy, and convenient transport links to Aldridge, Walsall and Lichfield, this property is perfectly suited to growing families seeking both comfort and convenience.

The property is approached via a driveway providing off road parking for up to three vehicles and leading to the garage, which has been thoughtfully partitioned to create additional flexible space while retaining useful storage. An enclosed entrance porch opens into a welcoming hallway, leading through to the living/dining room, a bright and spacious reception area ideal for both everyday family living and entertaining guests.

## Key Features

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LIVING/DINING ROOM & FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS & FIRST FLOOR FAMILY BATHROOM
- CONVENIENT FOR ALDRIDGE, WALSALL AND LICHFIELD
- FIELD WALKS CLOSEBY
- AMPLE DRIVEWAY FOR MULTIPLE VEHICLES AND GARAGE (CURRENTLY PARTITIONED)
- UTILITY ROOM INCORPORATING A GUEST W/C
- WALKING DISTANCE TO SHELFIELD ORMISTON ACADEMY AND OTHER WELL REGARDED SCHOOLING OF BOTH SECTORS
- EXCELLENT ROAD NETWORK AND PUBLIC TRANSPORT LINKS WITHIN EASY REACH
- CONTACT WEBBS ALDRIDGE TODAY TO SECURE YOUR VIEWING - 01922 288800!!!

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LIVING/DINING ROOM

26'7" x 18'11" (8.11m x 5.78m)

### KITCHEN

14'0" x 8'3" (4.28m x 2.54m)

### INNER LOBBY

### UTILITY ROOM WITH W/C

7'4" x 5'3" (2.25m x 1.62m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'8" x 11'7" (3.57m x 3.55m)

### BEDROOM TWO

11'8" x 8'7" (3.56m x 2.63m)

### BEDROOM THREE

8'8" x 8'2" (2.65m x 2.51m)

### FIRST FLOOR FAMILY BATHROOM

8'5" x 4'9" (2.59m x 1.45m)

### GARAGE (CURRENTLY PARTITIONED)

### Identification Checks







Approximate total area<sup>1)</sup>  
101.9 m<sup>2</sup>  
Reduced headroom  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
82	A	10	B
75-81	B	9	C
69-74	C	8	D
63-68	D	7	E
55-62	E	6	F
49-54	F	5	G
41-48	G	4	H