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Poppy Drive | Walsall | WS5 4RB

Offers In The Region Of £525,000



Summary

****EXTENDED EXECUTIVE DETACHED FAMILY RESIDENCE**NO CHAIN**FOUR RECEPTION ROOMS**FIVE BEDROOMS**TWO ENSUITES & FAMILY BATHROOM**DOUBLE GARAGE**CLOSE TO M6/M5 MOTORWAY LINKS**S**

This executive detached family home offers an exceptional amount of versatile living space, having been significantly extended to suit modern family life.

Set back from the road behind a generous frontage overlooking an attractive tree lined aspect, the property impresses with its ample off road parking and double garage. Offered to the market with no upward chain, this is a rare opportunity to acquire a substantial forever home in a prime location ideal for families and commuters alike.

Internally, the property provides spacious and flexible accommodation throughout, perfectly designed for both everyday living and entertaining.

A hallway leads through to an impressive extended rear living room creating a warm and relaxing family space, while double doors open seamlessly into an additional sitting room, ideal as a snug, playroom or informal lounge. To the front of the property, a separate study provides an excellent work-from-home environment, complemented by a separate formal dining room perfect for family gatherings and entertaining guests. Altogether, the home benefits from four versatile reception rooms allowing buyers to tailor the space to their own lifestyle requirements alongside the extended dining

Key Features

- EXECUTIVE DETACHED FAMILY HOME - SET BACK FROM THE ROAD OVERLOOKING AN ATTRACTIVE TREE LINED FRONTAGE
- OFFERED TO THE MARKET WITH NO UPWARD CHAIN & SOLAR PANELS INSTALLED
- FIVE BEDROOMS - TWO WITH ENSUITE SHOWER ROOMS
- IDEAL FAMILY HOME FOR COMMUTERS WITH EASY ACCESS TO THE M6 MOTORWAY NETWORKS & A34 BIRMINGHAM ROAD
- EXCEPTIONAL OPPORTUNITY TO ACQUIRE A SPACIOUS FOREVER FAMILY HOME IN A PRIME LOCATION
- SUBSTANTIALLY EXTENDED THROUGHOUT TO CREATE SPACIOUS AND VERSATILE FAMILY LIVING ACCOMMODATION
- FOUR RECEPTION ROOMS OFFERING FLEXIBLE FAMILY LIVING & EXTENDED DINING KITCHEN
- FIRST FLOOR FAMILY BATHROOM & GROUND FLOOR GUEST W/C
- CONVENIENTLY LOCATED FOR TAME BRIDGE PARKWAY AND BESCOT RAILWAY STATIONS
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Rooms and Dimensions

ENTRANCE HALLWAY

GROUND FLOOR GUEST WC

REAR LIVING ROOM

26'0" x 14'7" (7.95m x 4.47m)

STUDY

14'4" x 8'0" (4.38m x 2.45m)

EXTENDED REAR SITTING ROOM

18'2" x 10'7" (5.56m x 3.23m)

DINING ROOM

13'3" x 8'0" (4.04m x 2.45m)

DINING KITCHEN

22'4" x 8'11" (6.82m x 2.73m)

FIRST FLOOR LANDING

MASTER BEDROOM

17'0"/8'8" x 17'7" (5.19m/2.65m x 5.37m)

ENSUITE SHOWER ROOM

BEDROOM TWO

12'4" x 8'2" (3.78m x 2.51m)

ENSUITE SHOWER ROOM

BEDROOM THREE

15'5" x 11'3" (4.72m x 3.44m)

BEDROOM FOUR

8'10" x 8'4" (2.70m x 2.55m)

BEDROOM FIVE

8'10" x 7'0" (2.70m x 2.14m)

FAMILY BATHROOM

DOUBLE GARAGE

17'9" x 17'6" (5.43m x 5.34m)

Agents NoteSolar Panels****

Identification Checks

PREMIUM CONVEYANCING (C)







Approximate total area⁽¹⁾
207.3 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



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|---|-----------|
| Current | Potential | Current | Potential |
| 90 | 97 | G | G |
| Key Average Energy Cost - lower energy costs 105-120 £/m ² /yr (G) | | Key Average CO ₂ Emissions - lower CO ₂ emissions 105-120 g/m ² /yr (G) | |
| 105-110 £/m ² /yr (F) | | 105-110 g/m ² /yr (F) | |
| 105-115 £/m ² /yr (E) | | 105-115 g/m ² /yr (E) | |
| 105-120 £/m ² /yr (D) | | 105-120 g/m ² /yr (D) | |
| 105-125 £/m ² /yr (C) | | 105-125 g/m ² /yr (C) | |
| 105-130 £/m ² /yr (B) | | 105-130 g/m ² /yr (B) | |
| 105-135 £/m ² /yr (A) | | 105-135 g/m ² /yr (A) | |
| 105-140 £/m ² /yr (G) | | 105-140 g/m ² /yr (G) | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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.