



Ogley Road | Walsall | WS8 6AN

Offers In The Region Of £500,000



Summary

****FOUR/FIVE BEDROOM DOUBLE FRONTED DETACHED RESIDENCE**THREE RECEPTION ROOMS**REFITTED KITCHEN & UTILITY ROOM**PRIVATE REAR GARDEN**FULL WIDTH CONSERVATORY**NO CHAIN**CURRENTLY LICENCED AS A CHILDRENS RESIDENTIAL HOME****

This impressive double fronted detached residence retains a wealth of original features whilst offering spacious and versatile accommodation throughout. Currently licensed as a children's residential home, the property presents an excellent opportunity for continued use within the care sector or alternatively as a substantial family home or business venture. Boasting stunning kerb appeal, the home is approached via a driveway leading to an attached side garage and immediately impresses with its character and charm.

Internally, the ground floor accommodation is centred around an impressive entrance hallway featuring beautiful parquet flooring, setting the tone for the rest of the property. The living room benefits from a feature fireplace and opens seamlessly into the dining room, creating an ideal space for entertaining. There is also a front room which offers flexibility for use as a formal dining room, study or additional reception room. The modern refitted kitchen is well appointed and complemented by a separate utility room. To the rear, a full width conservatory complete with WC facilities, overlooks the attractive garden and provides further living space, with direct access into the garage and an additional useful room ideal for a home office or occasional bedroom.

Key Features

- FOUR/FIVE BEDROOM DOUBLE FRONTED DETACHED RESIDENCE RETAINING A WEALTH OF ORIGINAL FEATURES
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE SEAMLESSLY FLOWING INTO A DINING ROOM - IDEAL FOR ENTERTAINING
- MODERN REFITTED KITCHEN & SEPARATE UTILITY ROOM
- ADDITIONAL OFFICE OR GROUND FLOOR OCCASSIONAL BEDROOM
- LOVELY PRIVATE REAR GARDEN OFFERING A CERTAIN DEGREE OF PRIVACY
- CURRENTLY LICENCED AS A CHILDRENS RESIDENTIAL HOME - GREAT BUSINESS OPPORTUNITY OR AS A FAMILY HOME PURCHASE
- VERSATILE FRONT RECEPTION ROOM/STUDY
- FULL WIDTH CONSERVATORY OVERLOOKING THE REAR GARDEN WITH WC FACILITIES
- FOUR WELL PROPORTIONED FIRST FLOOR BEDROOMS - PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- ATTACHED SIDE GARAGE AND AMPLE DRIVEWAY FOR MULTIPLE VEHICLES - NO CHAIN

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM

14'2" x 13'4" (4.32m x 4.08m)

DINING ROOM

14'1" x 9'1" (4.30m x 2.78m)

RECEPTION ROOM/OFFICE

13'1" x 12'0" (3.99m x 3.66m)

REFITTED KITCHEN

15'2" x 9'1" (4.64m x 2.78m)

UTILITY ROOM

6'3" x 5'3" (1.91m x 1.61m)

CONSERVATORY

36'7" x 6'3" (min) 9'8" (max) (11.16m x 1.91m (min) 2.97 (max))

STORE/GROUND FLOOR OCCASSIONAL BEDROOM

14'5" x 10'11" (4.41m x 3.35m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'1" x 8'10" (4.31m x 2.71m)

ENSUITE SHOWER ROOM

BEDROOM TWO

13'10" x 9'0" (4.24m x 2.76m)

BEDROOM THREE

11'11" x 11'2" (3.65m x 3.41m)

BEDROOM FOUR

9'10" x 8'7" (3.02m x 2.63m)

FIRST FLOOR BATHROOM

ATTACHED SIDE GARAGE

Identification Checks

****AGENTS NOTE**PLANNING REFERENCE****





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Score	Rating	Score
Minimum	1	Minimum	1
Maximum	10	Maximum	10
Current	7	Current	7
Target	7	Target	7

Energy Efficiency Rating: 7 (G)

Environmental Impact (CO₂) Rating: 7 (G)

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