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**Griffins Crescent | Walsall | WS4 1GB**  
**Offers In The Region Of £325,000**

 **Webbs**  
estate agents

## Summary

\*\*FOUR BEDROOM DETACHED HOME\*\* DRIVE AND GARAGE TO THE SIDE\*\*EN SUITE TO MASTER BEDROOM\*\* KITCHEN DINER\*\* INTERGRATED APPLIANCES\*\* LANDSCAPED REAR GARDEN\*\*LOUNGE WITH FEATURE BAY AND MEDIA WALL\*\* GUEST WC\*\* MODERNISED AND IMPROVED THROUHGOUT\*\*STUNNING PROPERTY\*\*SOUGHT AFTER LOCATION\*\*VIEWING ESSENTIAL\*\*

Webbs Estate Agents are pleased to bring to market this much improved and immaculately presented four bedroom detached family home situated of the sought after Lichfield Road being close to all local amenities including shops, schools, road and transport links.

The home is situated in a tranquil brook side location on a sleepy estate this home in brief comprises of: gravelled front garden with side driveway and detached garage.

Internally there is a welcoming entrance hall, guest WC, large lounge with feature bay window and media wall (TV is an optional extra to the perspective buyer) and fitted kitchen diner with under counter lighting and a selection of integrated appliances.

On the first floor there are four generously sized bedrooms three offering bespoke fitted wardrobes and the master offering a refitted en-suite shower room, of the landing is the principle bathroom.

To the rear there is a private and enclosed landscaped low maintenance rear garden with a large patio area and artificial lawn.

Call Webbs today to secure your viewing today!!!



## Key Features

- EXECUTIVE DETACHED HOME
- STUNNING KITCHEN DINER WITH INTERGATED APPLIANCES
- LANDSCAPED REAR GARDEN
- FOUR BEDROOMS OFFERING BESPOKE FITTED WARDROBES
- POPULAR LOCATION
- RENOVATED THROUGHOUT
- GARAGE AND DRIVEWAY TO THE SIDE
- EN SUITE TO MASTER BEDROOM
- TRANQUIL BROOK SIDE LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING TODAY!!!

## Rooms and Dimensions

### Entrance Hall

### Guest WC

### Lounge

13'11" x 16'3" (4.244m x 4.971m)

### Kitchen Diner

23'8" x 10'10" (7.218m x 3.305m)

### Garage

### First Floor Landing

### Bedroom One

9'10" (3.)

### En Suite

### Bedroom Two

7'11" x 13'7" (2.42m x 4.142m)

### Bedroom Three

7'11" x 10'0" (2.429m x 3.051m)

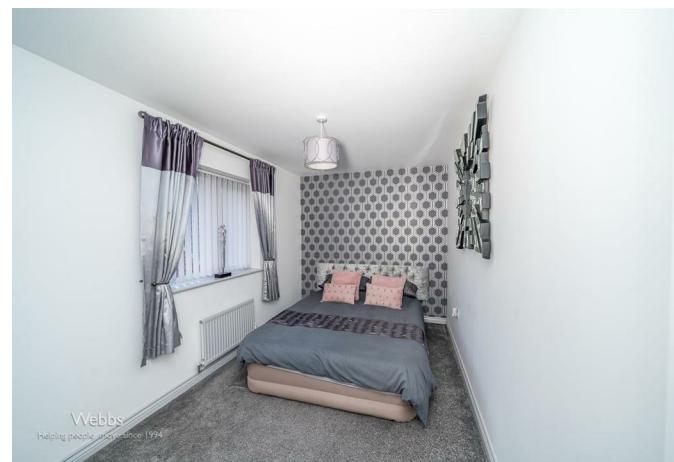
### Bedroom Four

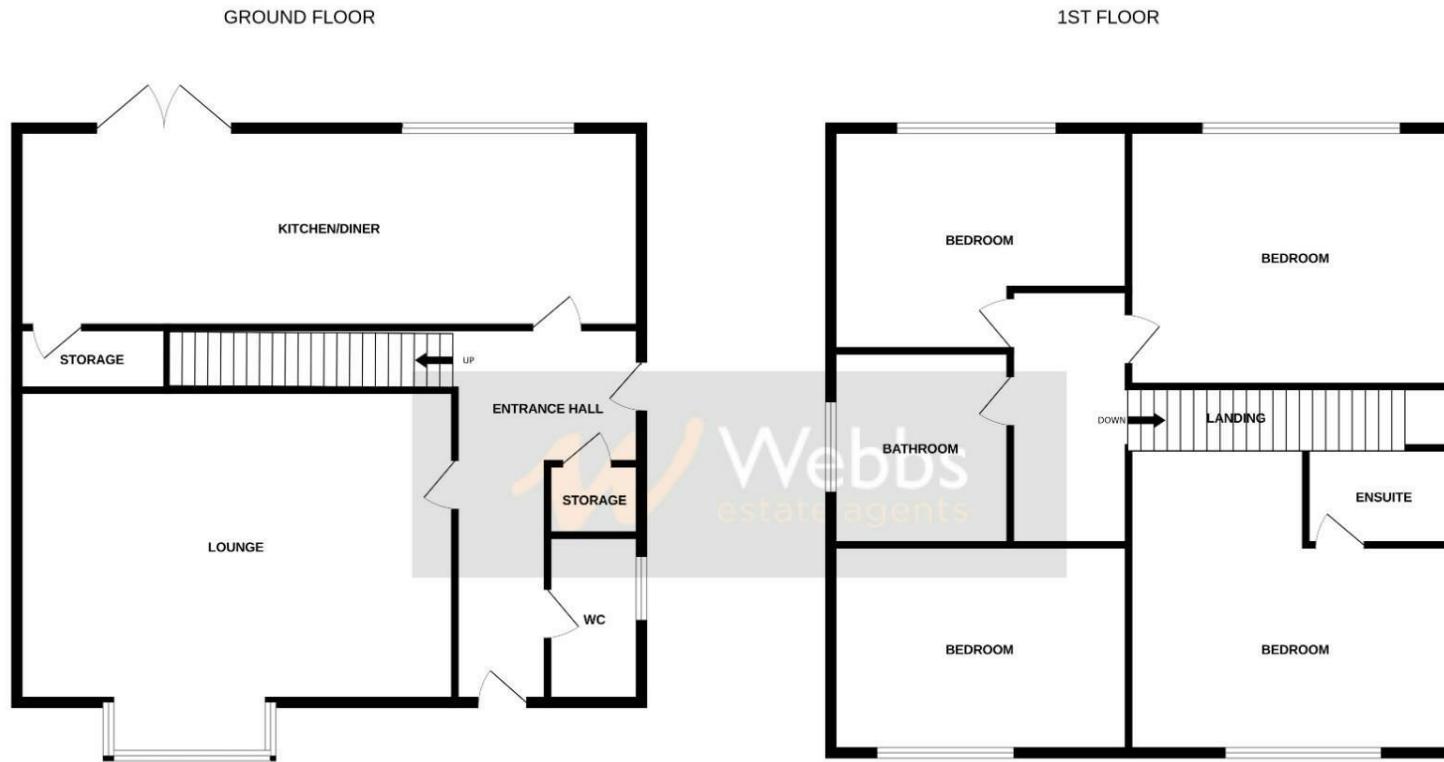
9'8" x 8'6" (2.952m x 2.608m)

### Bathroom

.6'5" x 6'5" (.1.969m x 1.973m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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