



Barns Close | Walsall | WS9 9BD

Offers Over £425,000

 Webbs  
estate agents

## Summary

\*\* SUPERB EXTENDED & IMPROVED HOME \*\* DETACHED PROPERTY \*\* VERY POPULAR RESIDENTIAL LOCATION \*\* THROUGH HALLWAY \*\* LIVING ROOM \*\* OPEN PLAN REFITTED KITCHEN / DINER \*\* SALON/OFFICE \*\* UTILITY ROOM \*\* GROUND FLOOR BEDROOM WITH EN SUITE \*\* THREE FIRST FLOOR BEDROOMS \*\* FAMILY BATHROOM \*\* SUPERB HOME OFFICE \*\* CORNER PLOT \*\* LANDSCAPED GARDENS \*\* DRIVEWAY PARKING \*\* EARLY VIEWING ESSENTIAL \*\*

Webbs Estate Agents have pleasure in offering for sale this very well presented and extended 4 bedroom detached family home located on a popular residential development in Walsall Wood. Being close to amenities, schools, shops and commuter links. Briefly comprising: porch, hallway, living room, kitchen/diner, salon/office, utility and a ground floor bedroom with en suite. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally there is ample driveway parking, and an enclosed rear garden with a large purpose built office with WC. EARLY VIEWING IS ADVISED!.

## Key Features

- EXTENDED & IMPROVED
- CORNER PLOT IN CUL DE SAC
- LIVING ROOM
- GROUND FLOOR BEDROOM WITH EN SUITE
- HOME OFFICE IN GARDEN
- DETACHED FAMILY HOME
- REFITTED KITCHEN/DINER
- SALON / OFFICE
- 3 FIRST FLOOR BEDROOM, FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE PORCH

### THROUGH HALLWAY

### SALON/OFFICE

9'1" x 13'6" (2.77 x 4.14)

### LIVING ROOM

12'1" x 22'4" (3.69 x 6.83)

### L SHAPE KITCHEN/DINER

17'11" x 17'5" (5.48 x 5.32)

### UTILITY ROOM

8'10" x 7'10" (2.71 x 2.41)

### BEDROOM FOUR

12'8" x 8'5" (3.87 x 2.58)

### EN SUITE

5'4" x 6'0" (1.64 x 1.84)

### FIRST FLOOR LANDING

### BEDROOM ONE

10'11" x 11'11" (3.33 x 3.64)

### BEDROOM TWO

10'2" x 12'2" (3.12 x 3.71)

### BEDROOM THREE

7'3" x 8'4" (2.21 x 2.55)

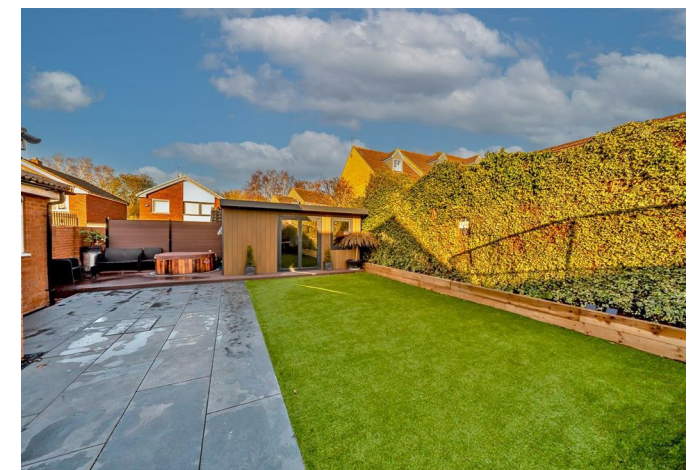
### FAMILY BATHROOM

6'0" x 5'4" (1.84 x 1.65)

### HOME OFFICE

### OUTSIDE

### Identification Checks







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	
Current	Target	Current	Target
75	79	75	79
<p>Energy Efficiency Rating: 75 (Current), 79 (Target)</p> <p>Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)</p>		<p>Environmental Impact (CO<sub>2</sub>) Rating: 75 (Current), 79 (Target)</p> <p>Environmental Impact (CO<sub>2</sub>) Rating Legend: A (10-15), B (16-20), C (21-25), D (26-30), E (31-35), F (36-40), G (41-45)</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	