



Webbs

Helping people move since 1994

Clydesdale Road | Walsall | WS8 7SG

Offers Around £495,000

 **Webbs**
estate agents

Summary

****STUNNING THREE/FOUR BEDROOM DETACHED FAMILY RESIDENCE**** ****IMPRESSIVE OPEN PLAN KITCHEN FLOWING INTO DINING/FAMILY LIVING AREA WITH FEATURE WOODBURNER**** ****ENJOYING A BEAUTIFUL WOODLAND BACKDROP WITH IDYLIC REAR VIEWS**** ****MASTER BEDROOM WITH WALK IN DRESSING ROOM (FORMERLY BEDROOM FOUR – EASILY REINSTATED)**** ****CUL DE SAC****

This stunning three (previously four) bedroom detached residence is a true credit to its current owners, who have cherished the home since new, something that speaks volumes about both the property and its setting.

Tucked neatly away in a quiet cul de sac and enjoying a picturesque woodland backdrop, this home offers a rare combination of privacy, tranquillity and convenience that is sure to appeal to a wide range of buyers.

Internally, the property has undergone significant improvements, resulting in a stylish and well appointed living space perfectly suited to modern family life. A welcoming entrance hallway sets the tone, leading to a refitted ground floor guest WC and a beautifully presented front sitting room, complete with a bespoke entertainment wall, ideal for cosy evenings in.

Key Features

- STUNNING THREE/FOUR BEDROOM DETACHED FAMILY RESIDENCE
- OWNED FROM NEW BY THE CURRENT VENDORS – A TRUE TESTAMENT TO THE HOME!!
- TUCKED AWAY IN A QUIET CUL-DE-SAC LOCATION
- ENJOYING A BEAUTIFUL WOODLAND BACKDROP WITH IDYLIC REAR VIEWS
- THOUGHTFULLY IMPROVED AND MODERNISED THROUGHOUT
- SPACIOUS FRONT SITTING ROOM WITH BESPOKE ENTERTAINMENT WALL
- IMPRESSIVE OPEN PLAN KITCHEN FLOWING INTO DINING/ FAMILY LIVING AREA WITH FEATURE WOODBURNER
- BUILT-IN BAR AREA-PERFECT FOR ENTERTAINING FAMILY AND FRIENDS
- MASTER BEDROOM WITH WALK IN DRESSING ROOM (FORMERLY BEDROOM FOUR – EASILY REINSTATED)
- AMPLE DRIVEWAY PARKING AND DOUBLE GARAGE

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR GUEST WC

LIVING ROOM

17'11" x 10'8" (5.47m x 3.26m)

OPEN PLAN KITCHEN AND LIVING AREA

KITCHEN WITH CENTRAL ISLAND

19'5" x 9'7" (5.92m x 2.94m)

DINING/LIVING AREA WITH FEATURE WOODBURNER

20'8" x 12'1" (6.31m x 3.70m)

BAR ROOM

11'8" x 8'2" (3.57m x 2.51m)

UTILITY ROOM

12'0" x 8'10" (3.67m x 2.71m)

FIRST FLOOR LANDING

MASTER BEDROOM

15'0" x 11'11" (4.59m x 3.65m)

DRESSING ROOM

12'2" x 9'8" (3.73m x 2.95m)

REFITTED ENSUITE SHOWER ROOM

BEDROOM TWO

11'9" x 10'9" (3.60m x 3.29m)

BEDROOM THREE

11'6" x 10'0" (3.51m x 3.07m)

FIRST FLOOR FAMILY SHOWER ROOM

DETACHED DOUBLE GARAGE

17'1" x 16'9" (5.21m x 5.11m)

Identification Checks





Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



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 ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
126-150 kWh/m ² /year B	126-150 kWh/m ² /year B	126-150 g/m ² /year B	126-150 g/m ² /year B
151-175 kWh/m ² /year C	151-175 kWh/m ² /year C	151-175 g/m ² /year C	151-175 g/m ² /year C
176-200 kWh/m ² /year D	176-200 kWh/m ² /year D	176-200 g/m ² /year D	176-200 g/m ² /year D
201-225 kWh/m ² /year E	201-225 kWh/m ² /year E	201-225 g/m ² /year E	201-225 g/m ² /year E
226-250 kWh/m ² /year F	226-250 kWh/m ² /year F	226-250 g/m ² /year F	226-250 g/m ² /year F
251-300 kWh/m ² /year G	251-300 kWh/m ² /year G	251-300 g/m ² /year G	251-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk