



Webbs

Helping people move since 1994

Quantock Close | Walsall | WS8 7EY

Offers In The Region Of £365,000

 **Webbs**
estate agents

Summary

** WELL PRESENTED DETACHED PROPERTY ** POPULAR RESIDENTIAL LOCATION ** LIVING ROOM ** DINING ROOM ** KITCHEN ** UTILITY ROOM
** GUEST WC ** FOUR BEDROOMS ** EN-SUITE TO MASTER BEDROOM ** FAMILY BATHROOM ** BAR/OFFICE ROOM ** GARAGE ** GARDENS **
EARLY VIEWING ESSENTIAL **

Webbs Estate Agents have pleasure in offering for sale this very well presented 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, dining room, kitchen, utility and a guest WC. To the first floor, the landing leads to four bedrooms, with en suite to the master and a family bathroom. Externally there is ample driveway parking, a garage and a landscaped rear garden with a bar/office unit. EARLY VIEWING IS ADVISED!.

Key Features

- DETACHED FAMILY HOME
- MASTER WITH EN SUITE
- DINING ROOM
- UTILITY
- GARAGE, DRIVEWAY & BAR/OFFICE
- 4 BEDROOMS
- LIVING ROOM
- KITCHEN
- GUEST CLOAKS, FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

HALLWAY

LIVING ROOM

13'4" x 13'5" (4.07 x 4.09)

DINING ROOM

7'11" x 9'1" (2.43 x 2.79)

KITCHEN

9'1" x 12'0" (2.78 x 3.67)

UTILITY ROOM

4'10" x 4'10" (1.48 x 1.49)

GUEST WC

FIRST FLOOR LANDING

MASTER BEDROOM

11'6" x 13'4" (3.51 x 4.08)

EN SUITE

5'2" x 5'8" (1.59 x 1.73)

BEDROOM TWO

9'4" x 11'3" (2.86 x 3.45)

BEDROOM THREE

8'9" x 13'11" (2.67 x 4.26)

BEDROOM FOUR

8'8" x 8'8" (max) (2.66 x 2.66 (max))

FAMILY BATHROOM

OUTSIDE

Identification Checks







Approximate total area**
95.1 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

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	
Score	Band	Score	Band
100-125	A	100-125	A
75-100	B	75-100	B
50-75	C	50-75	C
25-50	D	25-50	D
10-25	E	10-25	E
1-10	F	1-10	F
0-1	G	0-1	G

Energy Efficiency Rating: 84 (Band B)

Environmental Impact (CO₂) Rating: 58 (Band D)

England & Wales EU Directive 2002/91/EC