



**Bramble Close | Walsall | WS8 7EH**  
**Offers In Excess Of £275,000**





## Summary

**\*\* IMPRESSIVE DETACHED HOUSE \*\* DECEPTIVELY SPACIOUS \*\* QUIET CUL DE SAC LOCATION \*\* IMPROVED AND MAINTAINED TO A VERY GOOD STANDARD \*\* INTERNAL VIEWING ADVISED \*\* THREE GOOD SIZED BEDROOMS TO FIRST FLOOR \*\* SPACIOUS MODERN KITCHEN \*\* MODEN FAMILY BATHROOM \*\* SPACIOUS OPEN PLAN MAIN LIVING ROOM AND DINING AREA \*\* DOUBLE DRIVEWAY \*\* PRIVATE LANDSCAPED REAR GARDEN \*\* SINGLE GARAGE \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\***

Webbs Estate Agents have pleasure in offering this impressive modern family sized detached home offering spacious living accommodation throughout . The property is situated in a quiet cul de sac within a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Reception hallway , open plan living room and dining area and a spacious modern kitchen. The first floor landing leads to three good sized bedrooms and a modern family bathroom with WC. Externally there is a double driveway with ample parking to the fore leading to a single garage with roof storage. There is also a private landscaped rear garden . For a viewing please call 01922 288800.

## Key Features

- IMPRESSIVE FAMILY SIZED DETACHED HOME
- QUIET CUL DE SAC LOCATION WITHIN POPULAR CLAYHANGER
- FANTASTIC OPEN PLAN LIVING DINING ROOM
- MODERN FAMILY BATHROOM
- DOUBLE DRIVE AND PRIVATE LANDSCAPED REAR GARDEN
- IMPROVED AND MAINTAINED TO A VERY GOOD STANDARD THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- SPACIOUS MODERN FITTED KITCHEN
- SINGLE GARAGE WITH ROOF STORAGE SPACE
- EASY ACCESS FOR SCHOOLS, SHOPS AND AMENITIES

## Rooms and Dimensions

### Entrance hallway

### Open plan living room and dining area

24'7" x 12'11" max 8'0" min (7.50m x 3.96m max 2.46m min)

### Kitchen

16'7" x 8'3" (5.06m x 2.52m)

### First floor landing

### Bedroom one

14'1" x 8'11" (4.31m x 2.73m)

### Bedroom two

8'4" x 8'2" (2.56m x 2.51m)

### Bedroom three

9'1" x 7'1" (2.79m x 2.18m)

### Family bathroom

7'8" x 5'6" (2.36m x 1.69m)

### Large double front driveway

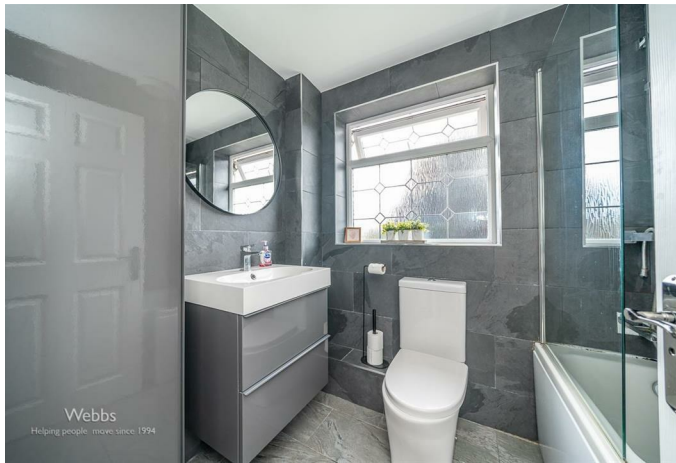
### Single garage

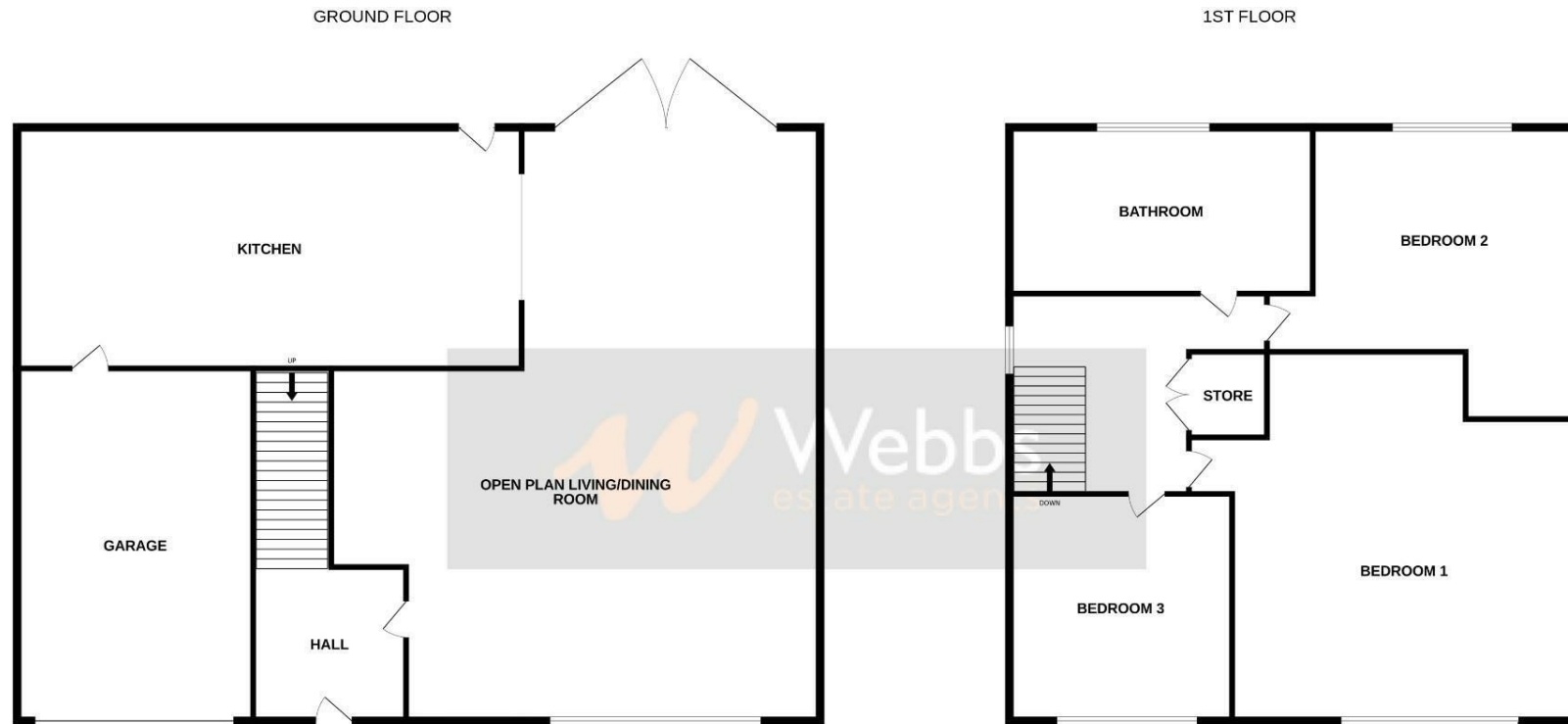
16'6" x 7'10" (5.04m x 2.41m)

### Private landscaped rear garden



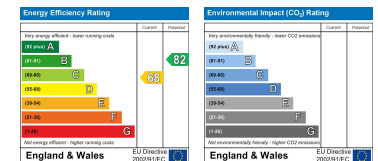






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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