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**Fallowfield Road | Walsall | WS5 3DH**  
**Offers In Excess Of £480,000**

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## Summary

\*\* HIGHLY IMPRESSIVE DETACHED PROPERTY \*\* NO ONWARD CHAIN \*\* HIGHLY REGARDED QUIET RESIDENTIAL LOCATION \*\* SPACIOUS, MODERN AND IMMACULATLY MAINTAINED THROUGHOUT \*\* FOUR BEDROOMS \*\* (BEDROOM FOUR HAVING KITCHENETTE) \*\* EN SUITE \*\* FAMILY SHOWER ROOM WC \*\* STUNNING LARGE PRIVATE REAR GARDEN \*\* AMPLE GATED PARKING TO BOTH FRONT AND SIDE \*\* SPACIOUS MAIN LIVING ROOM \*\* STUNNING OPEN PLAN KITCHEN DINING ROOM \*\* CONSERVATORY \*\* SECOND SPICE KITCHEN \*\* GUEST WC \*\* CENTRAL HEATING \*\* DOUBLE GLAZING \*\* EV CHARGING POINT \*\* SMART HEATING \*\* CCTV CAMERAS AND ALARM \*\*

Webbs Estate Agents are delighted to offer this beautifully presented four bedroom family home situated in highly sought after residential location whilst being close to amenities, shops, transport routes and Walsall, Aldridge and Sutton town centres. The property briefly consists of a porch, entrance hallway, lounge, open plan kitchen/diner, second spice kitchen, guest WC, conservatory and bedroom four with kitchenette and en suite, the first floor has three good sized bedrooms and family shower room WC, Externally there is a delightful, private and mature rear garden with huge potential to extend (STP), the garden to the front is well maintained with a gated driveway to the side providing ample parking. To book a viewing please contact our Aldridge branch on 01922 288800.

## Key Features

- HIGHLY IMPRESSIVE DETACHED RESIDENCE WITH NO ONWARD CHAIN
- IMMACULATLY PRESENTED AND IMPROVED THROUGHOUT
- FOUR BEDROOMS (bed four inc kitchenette and ensuite on ground floor)
- EN SUITE AND FAMILY SHOWER ROOM
- SPACIOUS MAIN LIVING ROOM
- STUNNING OPEN PLAN KITCHEN DINING ROOM AND SECOND SPICE KITCHEN
- LARGE CONSERVATORY OVERLOOKING PRIVATE GARDEN
- FRONT AND SIDE DRIVEWAY AND LARGE PRIVATE REAR GARDEN
- QUIET SOUGHT AFTER RESIDENTIAL LOCATION
- HUGE POTENTIAL TO EXTEND (SUBJECT TO APPROVAL)

## Rooms and Dimensions

### Entrance Porch

### Reception hallway

### Guest WC

### Living room

14'7" x 11'1" (4.47m x 3.40m)

### Open plan kitchen dining room

17'10" x 10'11" (5.44m x 3.35m)

### Second spice kitchen

### Large conservatory room

18'9" x 12'0" (5.72m x 3.66m)

### Bedroom four with kitchenette

16'4" x 9'8" (5.00m x 2.95m)

### En suite

### First floor landing

### Bedroom one

11'5" x 10'11" (3.48m x 3.35m)

### Bedroom two

11'1" x 9'10" (3.38m x 3.02m)

### Bedroom three

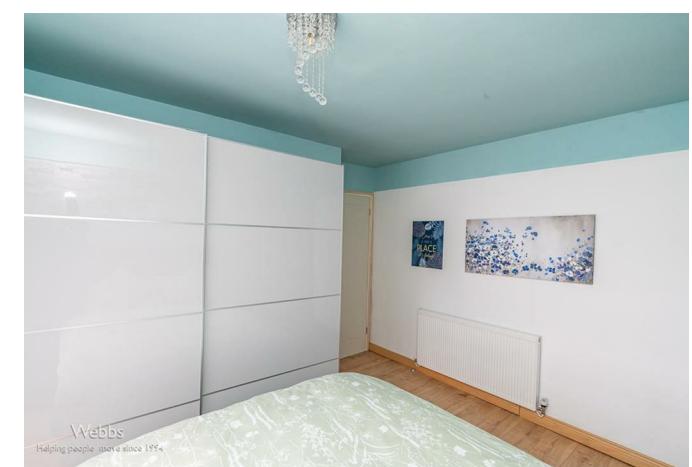
8'0" x 7'8" (2.44m x 2.34m)

### Shower room WC

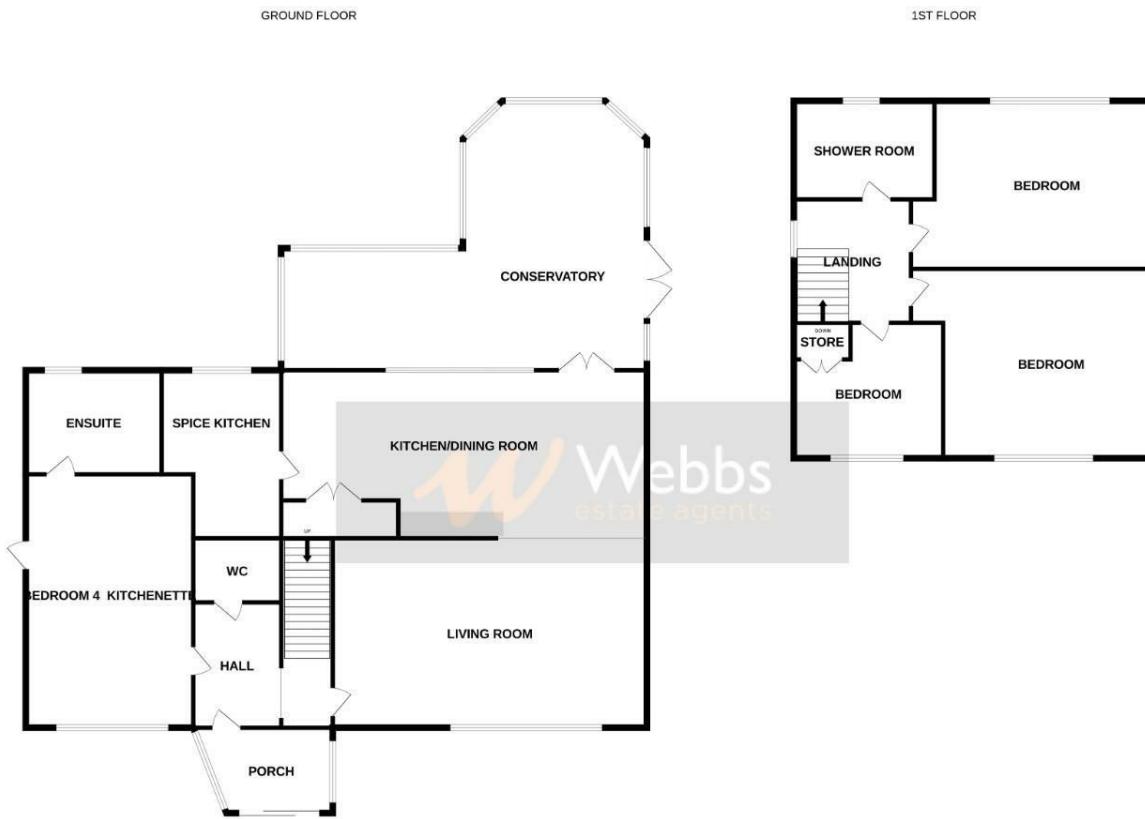
### Front garden

### Driveway to side and front

### Large private 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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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		Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Band A	B	Band A	B
Band B	C	Band B	C
Band C	D	Band C	D
Band D	E	Band D	E
Band E	F	Band E	F
Band F	G	Band F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	