



Webbs

Helping people move since 1994

**Rutland Crescent | Walsall | WS9 8JW**

**£320,000**

 **Webbs**  
estate agents

# Summary

\*\* MUCH IMPROVED TRADITIONAL END TERRACE \*\* FOUR GOOD SIZED BEDROOMS \*\* DECEPTIVELY SPACIOUS AND LIGHT ACCOMMODATION \*\* SOUGHT AFTER AND CONVENIENT LOCATION \*\* EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS \*\* SMALL PRIVATE REAR GARDEN \*\* HALLWAY \*\* LIVING ROOM \*\* OPEN PLAN MODERN BREAKFAST KITCHEN \*\* UTILITY \*\* ORANGERY WITH BAR \*\* FAMILY BATHROOM \*\* AMPLE PARKING ON DRIVEWAY \*\* EARLY VIEWING ADVISED \*\*

Webbs Estate Agents are proud to market this traditional family home that has been extended into the loft to a high standard creating spacious high specification family sized living space throughout while being situated in a very sought after and convenient location close to amenities, shops and schools. In brief the ground floor consists of a porch, hallway, living room, a modern open plan fitted breakfast kitchen, utility room and an orangery with bar. The first floor landing provides access to three bedrooms, a family bathroom and stairs to a second floor master bedroom with en suite. family bathroom. Externally the property has a generous front driveway providing parking for several cars and a small rear garden with summerhouse. EARLY VIEWING IS ADVISED !!!!! Call Aldridge office on 01922 288800.

# Key Features

- END TERRACE HOUSE
- PORCH, HALLWAY
- BREAKFAST KITCHEN
- ORANGERY / BAR
- FAMILY BATHROOM
- LOFT BEDROOM WITH EN SUITE
- LIVING ROOM
- UTILITY ROOM
- 3 FIRST FLOOR BEDROOMS
- AMPLE PARKING

# Rooms and Dimensions

## PORCH

## THROUGH HALLWAY

## LIVING ROOM

18'4" x 11'5" (5.61 x 3.48)

## BREAKFAST KITCHEN

12'6" x 9'0" (3.83 x 2.76)

## UTILITY ROOM

5'8" x 8'5" (1.73 x 2.57)

## ORANGERY

16'4" x 6'1" (4.98 x 1.87)

## FIRST FLOOR LANDING

## BEDROOM ONE

11'5" x 11'1" (3.49 x 3.38)

## BEDROOM TWO

10'3" x 11'6" (3.14 x 3.51)

## BEDROOM THREE

8'3" x 6'11" (2.54 x 2.11)

## FAMILY BATHROOM

5'5" x 7'8" (1.67 x 2.36)

## MASTER BEDROOM

17'2" x 10'5" (5.25 x 3.18)

## EN SUITE

5'11" x 5'1" (1.82 x 1.56)

## OUTSIDE

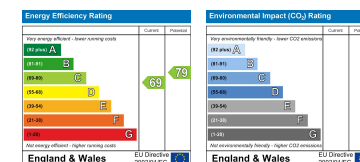
## Identification Checks







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.



28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

**Webbs**  
estate agents