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Stanley Road | Walsall | WS4 1EJ
Offers In The Region Of £280,000

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Summary

****EXTENDED SEMI DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT**FOUR BEDROOMS**FRONT LIVING ROOM WITH OPEN PLAN STAIRCASE TO FIRST FLOOR**KITCHEN DINER AND CONSERVATORY**GARAGE AND DRIVEWAY**FIRST FLOOR FAMILY BATHROOM**WELL POSITIONED FOR ACCESS TO WALSALL, ALDRIDGE AND SURROUNDING AREAS****

Occupying a generous corner plot and screened behind mature privet hedging, this is an exciting opportunity to acquire a spacious and extended semi detached family home, offering immense potential for further improvement and personalisation.

Having been thoughtfully extended over the years, the property provides flexible accommodation ideally suited to growing families. The substantial frontage immediately sets the property apart, with secure double gates opening onto a private frontage that is larger than the rear garden, providing excellent parking provision and a high degree of privacy from the road.

The accommodation begins with an entrance porch leading directly into a welcoming living room and features a staircase rising to the first floor. From here, a doorway leads through to the spacious kitchen diner, providing room for family dining. The kitchen enjoys direct access to the conservatory via patio doors, creating an additional reception area that overlooks the garden. A side door from

Key Features

- EXTENDED SEMI DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT
- FRONTAGE LARGER THAN THE REAR GARDEN OFFERING EXCELLENT OUTDOOR SPACE
- KITCHEN DINER AND CONSERVATORY
- FOUR FIRST FLOOR BEDROOMS SERVED BY A FAMILY BATHROOM AND AN ENSUITE TO ONE BEDROOM
- WELL POSITIONED FOR ACCESS TO WALSALL, ALDRIDGE AND SURROUNDING AREAS
- SCREENED BEHIND MATURE PRIVET HEDGING PROVIDING A CERTAIN DEGREE OF PRIVACY
- ENTRANCE PORCH LEADING DIRECTLY INTO A SPACIOUS LIVING ROOM WITH OPEN PLAN STAIRCASE
- GARAGE OFFERING EXCELLENT POTENTIAL & DRIVEWAY SET BEHIND DOUBLE GATES
- FLEXIBLE LAYOUT SUITED TO GROWING FAMILIES
- CLOSE TO HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLING

Rooms and Dimensions

ENTRANCE PORCH

LIVING ROOM

15'9" x 11'10" (4.82m x 3.63m)

DINING KITCHEN

16'6"/14'9" x 10'0" (5.05m/4.51m x 3.07m)

CONSERVATORY

13'8" x 8'9" (4.19m x 2.69m)

FIRST FLOOR LANDING

MASTER BEDROOM

10'0" x 9'11" (3.07m x 3.04m)

BEDROOM TWO

9'2" x 8'3" (2.81m x 2.54m)

BEDROOM THREE

9'1" x 6'3" (2.79m x 1.93m)

BEDROOM FOUR

11'10" x 11'6" (3.62m x 3.53m)

ENSUITE SHOWER ROOM

FAMILY BATHROOM

GARAGE

21'9" x 12'4" (6.63m x 3.77m)

Identification Checks

****EXTENSION NEEDS CERTIFICATE OF COMPLETION****

****AGENTS NOTE** BOILER****







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
100-120 kWh/m ² /year A	100-120 kWh/m ² /year A	100-120 g/m ² /year A	100-120 g/m ² /year A
120-135 kWh/m ² /year B	120-135 kWh/m ² /year B	120-135 g/m ² /year B	120-135 g/m ² /year B
135-150 kWh/m ² /year C	135-150 kWh/m ² /year C	135-150 g/m ² /year C	135-150 g/m ² /year C
150-170 kWh/m ² /year D	150-170 kWh/m ² /year D	150-170 g/m ² /year D	150-170 g/m ² /year D
170-190 kWh/m ² /year E	170-190 kWh/m ² /year E	170-190 g/m ² /year E	170-190 g/m ² /year E
190-215 kWh/m ² /year F	190-215 kWh/m ² /year F	190-215 g/m ² /year F	190-215 g/m ² /year F
215-250 kWh/m ² /year G	215-250 kWh/m ² /year G	215-250 g/m ² /year G	215-250 g/m ² /year G

England & Wales EU Directive 2002/91/EC