

Brook Meadow Road | Shelfield | WS4 1TL

Asking Price £350,000

Webbs
estate agents

Summary

*FOUR BED DETACHED**TWO RECEPTION ROOMS**EN SUITE**GUEST WC**UTILITY ROOM**GUEST WC**GENEROUS PLOT**NO CHAIN***DRIVE AND GARAGE**VIEWING ESSENTIAL**

Webbs are delighted to present this spacious and well-presented four-bedroom detached family home, ideally situated in a desirable residential estate in Shelfield. Offering generous living accommodation throughout, this property is perfect for families seeking comfort, space, and convenience.
Upon entering, you are welcomed by a bright entrance hall leading to two well-proportioned reception rooms – ideal for use as a lounge and a formal dining room or home office. The modern kitchen provides ample storage and workspace, complemented by a separate utility room and a convenient downstairs WC.
Upstairs, the property boasts four double bedrooms, including a spacious master bedroom with its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.
Externally, the home benefits from a garage and driveway, providing off-road parking. To the rear is a beautifully maintained garden, perfect for relaxing or entertaining in the warmer months.
Located in a quiet and friendly estate, yet within easy reach of local amenities, schools, and transport links, this is a wonderful opportunity to rent a substantial family home in a prime location.
Early viewing is highly recommended. Contact Webbs Estate Agents today to arrange your appointment.

Key Features

- FOUR BEDROOM DETACHED
- NO ONWARD CHAIN
- FITTED KITCHEN
- EN SUITE
- DRIVE AND GARAGE
- GENEROUS PLOT
- DECEPTIVLEY SPACIOUS
- FITTED BATHROOM
- GUEST WC AND UTILITY
- CALL WEBBS TO SECURE YOUR VIEWING

Rooms and Dimensions

Hallway
13'10" x 5'11" (4.24 x 1.82)

Lounge
16'7" x 11'0" (5.07 x 3.36)

Dining Room
9'11" x 9'6" (3.03 x 2.90)

Kitchen
9'5" x 10'8" (2.89 x 3.26)

Utility
6'3" x 4'11" (1.92 x 1.51)

WC
2'11" x 4'11" (0.90 x 1.51)

Garage
17'3" x 7'9" (5.26 x 2.38)

Landing
4'5" x 11'3" (1.35 x 3.44)

Bedroom 1
11'1" x 12'3" (3.40 x 3.75)

En-suite
5'8" x 5'1" (1.73 x 1.55)

Bathroom
6'2" x 5'6" (1.89 x 1.69)

Bedroom 2
19'5" x 7'3" (5.92 x 2.23)

Bedroom 3
7'8" x 15'5" (2.34 x 4.70)

Bedroom 4
9'6" x 10'4" (2.90 x 3.15)

Identification Checks B













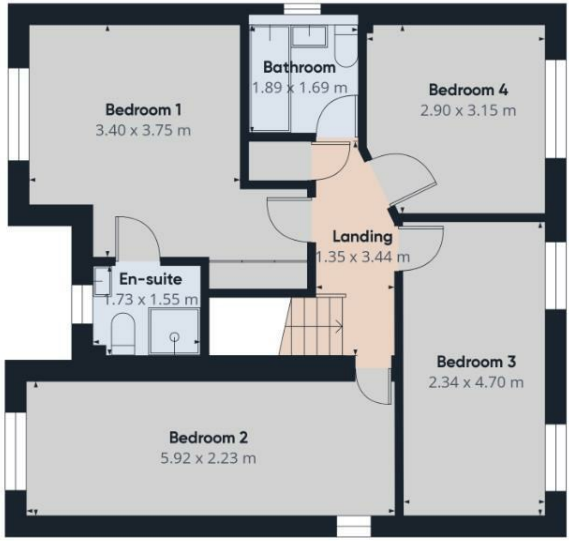








Ground Floor



Floor 1

Approximate total area(1)

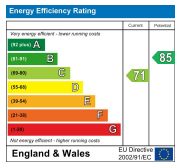
118.44 m²

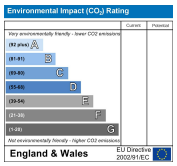
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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