



Webbs

Helping people move since 1994

**Sutherland Road | Walsall | WS6 7BS**

**Offers In The Region Of £320,000**

 **Webbs**  
estate agents

# Summary

**\*\* STUNNING SHOW HOME STANDARD \*\* DESIRABLE LOCATION \*\* EXTENDED FAMILY HOME \*\* THREE BEDROOMS \*\* THREE RECEPTION ROOMS \*\* MODERN KITCHEN \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* LOVINGLY UPGRADED BY CURRENT OWNERS \*\***

Webbs Estate Agents are delighted to present this beautifully extended and much-improved family home, ideally positioned within a highly sought-after location. The property benefits from excellent school catchments, superb transport links via both road and rail, and is conveniently close to a range of local shops and amenities.

The well-appointed accommodation briefly comprises an entrance porch leading into the hallway, a spacious lounge, a generous second reception room which opens into the dining room, creating an ideal space for family living and entertaining. The dining room flows seamlessly into a superb conservatory with a solid, insulated roof, allowing for year-round enjoyment. The well-equipped kitchen features an extensive range of wall and base units, with space for a range-style cooker. Completing the ground floor are a practical utility room and a guest WC.

To the first floor, the property offers three well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the property enjoys a private and enclosed rear garden, featuring a patio seating area, a well-maintained lawn, and a substantial workshop, ideal for storage, hobbies or those working from home.

Further benefits include new uPVC double glazing throughout, enhancing both energy efficiency and comfort.

VIEWING IS ADVISED TO AVOID DISAPPOINTMENT

# Key Features

- STUNNING SHOW HOME STANDARD
- FABULOUS KITCHEN DINER
- UTILITY & GUEST WC
- REFITTED SHOWER ROOM
- EXTENSIVE DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION
- CONSERVATORY, LOUNGE, DINING ROOM AND SECOND RECEPTION ROOM
- THREE BEDROOMS
- GENEROUS LANDSCAPED GARDENS
- INTERNAL VIEWING IS ESSENTIAL

# Rooms and Dimensions

## ENTRANCE PORCH & HALLWAY

### SPACIOUSLOUNGE

13'9" x 11'5" (4.2m x 3.5m )

### SECOND SITTING ROOM

17'9" x 7'11" (5.42m x 2.42m)

### DINING ROOM

### CONSERVATORY WITH SOLID ROOF

11'1" x 7'2" ( 3.4m x 2.2m)

### STUNNING KITCHEN

17'4" x 7'10" (5.3m x 2.4m )

### UTILITY ROOM

8'6" x 7'10" (2.6m x 2.4m)

### GUEST WC

## LANDING

### BEDROOM ONE

10'9" x 10'5" (3.3m x 3.2m)

### BEDROOM TWO

10'9" x 8'10" (3.3m x 2.7m)

### BEDROOM THREE

7'6" x 6'10" (2.3m x 2.1m)

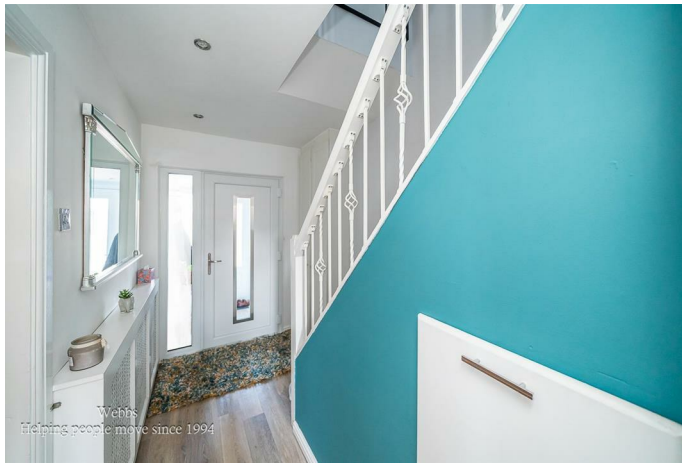
### REFITTED SHOWER ROOM

### GENEROUS LANDSCAPED GARDENS

### EXTENSIVE BLOCK PAVED DRIVEWAY

### Identification Checks (R)

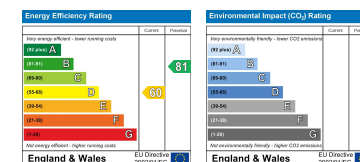






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 02026

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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbestateagents.co.uk](mailto:sales@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

**Webbs**  
estate agents