



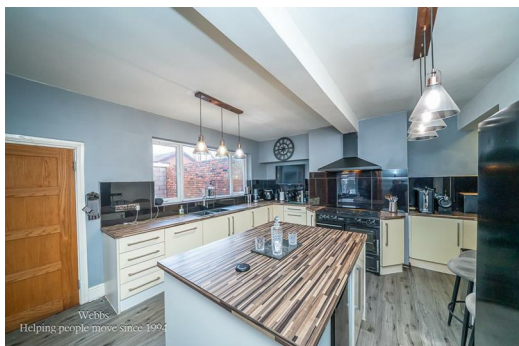
Webbs
Helping people move since 1994

Lichfield Road, Walsall, WS4 1PQ

Offers In The Region Of £900,000

**** SUPERB RESIDENTIAL/COMMERCIAL OPPORTUNITY (STPP) ** 1.2 ACRE SITE ** LARGE SEMI DETACHED FAMILY HOME ** NO UPWARD CHAIN ** CLOSE TO AMENITIES ** 4 DOUBLE BEDROOMS ** MASTER WITH EN SUITE ** 3 RECEPTION ROOMS ** LARGE KITCHEN ** UTILITY ROOM ** FAMILY BATHROOM ** GUEST WC ** DETACHED GARAGE/ROOM ** 2 CARPORTS ** AMPLE PARKING ** EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES ** CALL FOR DETAILS**

Webbs Estate Agents are excited to bring to the market this 4 bedroom semi detached family home offered for sale with NO UPWARD CHAIN. SITUATED ON A 1.2 ACRE PLOT, with the the potential for multi use development (STPP). The property has 3 spacious reception rooms, a large kitchen, utility room, wc, 4 double bedrooms with en suite to the master and a family bathroom. In addition to the land and residence there is a detached store/ room, 2 car ports and electric gated entrance. This property does truly offer amazing opportunities for multiple uses as a business, family home with storage or a development opportunity (STPP). **EARLY VIEWING IS ESSENTIAL.** To arrange a viewing or for further details please contact our Aldridge branch on 01922 288800



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ENTRANCE HALL

SITTING ROOM

10'0" x 16'11" (3.06 x 5.17)

LIVING ROOM

15'11" x 15'1" (4.87 x 4.61)

OFFICE

16'0" x 6'0" (4.89 x 1.84)

UTILITY ROOM & WC

8'2" x 10'2" (2.51 x 3.12)

BREAKFAST KITCHEN

16'0" x 13'5" (4.9 x 4.1)

FIRST FLOOR LANDING

MASTER BEDROOM

18'4" x 14'9" (5.59 x 4.51)

EN SUITE

8'1" x 13'8" (2.48 x 4.19)

BEDROOM TWO

16'8" x 10'0" (5.09 x 3.07)

BEDROOM THREE

13'3" x 12'5" (4.05 x 3.8)

BEDROOM FOUR

15'3" x 16'1" (4.66 x 4.92)

FAMILY BATHROOM

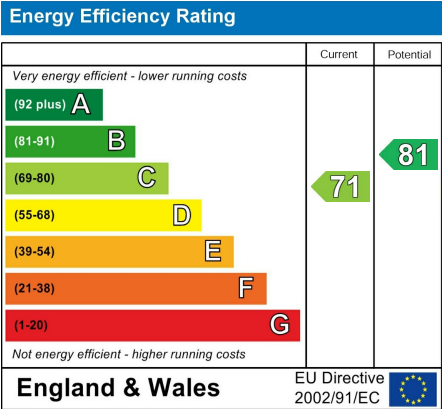
5'10" x 6'9" (1.79 x 2.06)

OUTSIDE

The property sits on an overall plot of around 1.2 Acres. This comprises of hardstanding for parking, detached building suitable for use as office etc, 2 carport/storage units and a large expanse of open land (suitable for development STPP).

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Webbs Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £45.00 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).