## Newquay Road | Walsall | WS5 3EW

Offers Around £485,000

Webbs estate agents

## Summary

**FOUR BEDROOM DETACHED FAMILY HOME**EXTENDED AND WELL PRESENTED THROUGHOUT**HIGHLY REGARDED WS5 PARK HALL LOCATION**GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM**GENEROUS CORNER PLOT POSITION**MODERN REFITTED KITCHEN & UTILITY ROOM**EXCELLENT FAMILY PURCHASE**

Situated in a highly sought after residential location, this impressive four bedroom detached family home offers spacious and versatile accommodation throughout, complemented by a generous corner plot, attractive gardens and the added benefit of children's playing fields only a stones throw away. Combining excellent family living space with further potential to adapt and personalise, this is a home that is sure to appeal to a wide range of buyers.

The spacious living room occupies the front aspect of the property and is a particularly bright and airy reception space, with plenty of natural light creating a pleasant and relaxing environment.
A separate dining room provides an excellent additional reception space, perfect for family meals, dinner parties and everyday entertaining.
The modern kitchen is well appointed with useful access to a separate utility room and also situated on the ground floor is a useful shower room, an increasingly desirable feature for families and one

## Key Features

- FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUS CORNER PLOT
- MODERN FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- HIGHLY SOUGHT AFTER FAMILY LOCATION OF PARK HALL/SOUTH WALSALL
- EXTENDED AND WELL PRESENTED THROUGHOUT
- SPACIOUS AND NATURALLY BRIGHT LIVING ACCOMMODATION
- SEPARATE UTILITY ROOM
- WELL PROPORTIONED BEDROOMS
- VIEWING HIGHLY RECOMMENDED

## Rooms and Dimensions

**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**
19'2" x 13'6"/13'3" (5.86m x 4.13m/4.04m )

**DINING ROOM**
11'0" x 9'0" (3.36m x 2.76m )

**REFITTED DINING KITCHEN**
10'6" x 10'2" (3.21m x 3.10m)

**UTILITY ROOM**
7'10"/7'5" x 5'5" (2.41m/2.27m x 1.66m )

**GROUND FLOOR SHOWER ROOM**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**
14'9" x 13'1" (4.50m x 4.01m )

**BEDROOM TWO**
12'8" x 10'0" (3.88m x 3.05m )

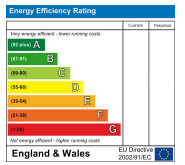
**BEDROOM THREE**
15'5" x 7'1" (4.72m x 2.18m)

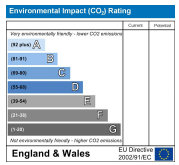
**BEDROOM FOUR**
14'9" x 9'6" (4.51m x 2.91m )

**FIRST FLOOR BATHROOM**

**GARAGE**
16'1" x 7'10" (4.91m x 2.40m)

**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@webbsestateagents.co.uk | www.webbestateagents.co.uk

Webbs
estate agents