



Webbs

Helping people move since 1994

Green Lane | Walsall | WS4 1RW

Asking Price £450,000

 **Webbs**
estate agents

Summary

****FIVE BEDROOM SEMI DETACHED HOME**HEAVILY EXTENDED AND IMPROVED THROUGHOUT**REFITTED KITCHEN DINER**SEPARATE GUEST WC AND UTILITY ROOM**SUN ROOM TO THE REAR**DECEPTIVLEY SPACIOUS THROUGHOUT**FINISHED TO HIGH STANDARD**FAMILY BATHROOM AND SEPERATE SHOWER ROOM ON THE FIRST FLOOR**VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this impressive five-bedroom semi-detached home located on Green Lane in Shelfield, Walsall. This property has been significantly extended and improved, offering a spacious and modern living environment. Upon entering, you are welcomed by a generous entrance hall that leads to a comfortable lounge featuring a charming bay window, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the stunning refitted kitchen diner at the rear, which is designed for both functionality and style. This area is complemented by a separate utility room, guest WC, and laundry space, providing convenience and practicality. Additionally, there is access to the integral garage, enhancing the property's usability. The ground floor also boasts a delightful sunroom that offers direct access to the private and enclosed landscaped garden, ideal for enjoying the outdoors in a tranquil setting. Moving to the first floor, you will find five well-proportioned bedrooms, each offering ample space for family living or guest accommodation. The modern fitted family bathroom and a separate shower

Key Features

- FIVE BEDROOM SEMI DETACHED HOME
- DECEPTIVLEY SPACIOUS
- DRIVE AND GARAGE
- LANDSCAPED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITES
- REFITTED KITCHEN DINER
- FAMILY BATHROOM AND SEPERATE SHOWER ROOM
- GUEST WC AND SEPERATE UTILITY AND LAUNDRY ROOM
- POPULAR LOCATION
- VIEWING ESSENTIAL

Rooms and Dimensions

Entrance Hall

Living Room

13'5" x 11'10" (4.11m x 3.62m)

Kitchen Diner

21'5" x 11'10" (6.54m x 3.62m)

Conservatory

11'5" x 10'1" (3.49m x 3.08m)

Guest WC

4'9" x 2'9" (1.47m x 0.84m)

Laundry

4'9" x 4'6" (1.45m x 1.38m)

Utility

7'8" x 5'8" (2.34m x 1.74m)

Garage

14'7" x 10'2" (4.45m x 3.12m)

First Floor Landing

Bedroom One

12'5" x 11'11" (3.80m x 3.65m)

Bedroom Two

11'4" x 11'11" (3.46m x 3.64m)

Bedroom Three

10'0" x 9'10",9'10" (3.06m x 3,03m)

Bedroom Four

8'0" x 9'10" (2.44m x 3.02m)

Bedroom Flve

8'7" x 8'1" (2.63m x 2.48m)

Family Bathroom

7'11" x 6'5" (2.42m x 1.98m)

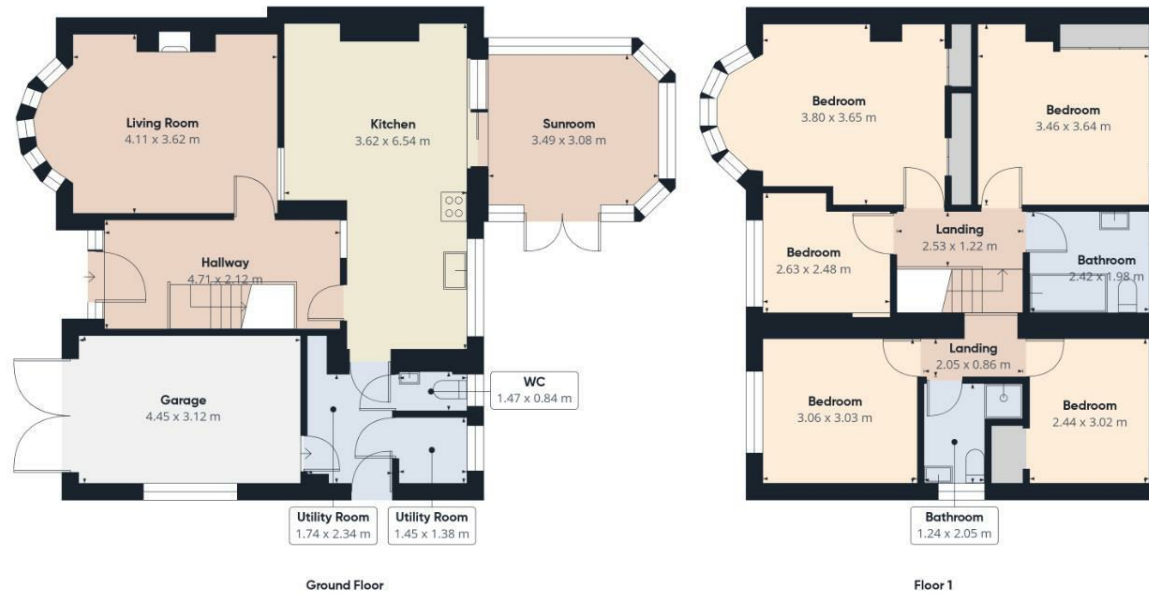
Shower Room

6'8" x 4'0" (2.05m x 1.24m)

Identification Checks B







Approximate total area⁽¹⁾
144.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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.

