



Watermead Grange, Brownhills, Walsall, WS8 6GE

Offers Over £270,000



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Exclusive Homes

**\*\* WOW \*\* OUTSTANDING EXECUTIVE DETACHED FAMILY HOME \*\* DOUBLE GARAGE \*\* VIEWING ESSENTIAL \*\*** Webbs Estate agents have pleasure in offering this VERY WELL PRESENTED executive detached family home, situated on popular development in Brownhills, being close to all local amenities, shops and schools. Briefly comprising: through hallway, guest WC, lounge, dining room and family kitchen diner. to the first floor there are four double bedrooms, family bathroom with ensuite to master. Externally there is landscaped gardens to the front, double garage and private driveway. **INTERNAL VIEWING IS ESSENTIAL !**



#### DRAFT DETAILS

\* Awaiting vendor approval \*

#### Through Hallway

Via double glazed entrance door, wall mounted radiator, stairs to first floor and doors to;

#### Guest WC

Having low level WC, hand wash basin and wall mounted radiator.

#### Lounge

19'3" x 11'3"

Having double glazed window to front elevation, wall mounted radiators, T.V. and telephone points, and double glazed french doors to rear garden.

#### Dining Room

11'0" x 10'9"

Having wall mounted radiator, double glazed windows to front and side elevation.

#### Family Kitchen Diner

15'9" x 11'1"

Having double glazed window to rear elevation, wall mounted radiator, comprising an extensive range of; wall, base and drawer units, work surface over, inset single drainer sink, integral double oven, hob with extractor over, built in dishwasher and fridge freezer, integrated washer dryer, Ample room for dining table, further appliances with double glazed doors to garden and side elevation.



#### First Floor

With hatch to loft and doors to;

#### Master Bedroom

15'3" max x 11'0" min x 12'1"

Having double glazed windows to side and rear elevation, wall mounted radiator, T.V and telephone point and door to ensuite.

#### Ensuite

7'8" x 6'6"

Comprising double shower cubicle, low level WC hand wash basin, tiling to bathing areas and heated towel rail

#### Bedroom Two

11'5" x 10'2"

Having double glazed window to rear elevation and wall mounted radiator and T.V. point.

#### Bedroom Three

11'3" x 8'6"

Having double glazed windows to side and front elevation, wall mounted radiator and T.V. point

#### Bedroom Four

8'11" x 10'10"

Having double glazed window to front elevation, wall mounted radiator and T.V. point.

#### Family Bathroom

6'6" x 5'5"

Having double glazed window to rear elevation, wall mounted radiator, comprising: paneled

bath with glazed screen and shower over, pedestal sink, low level WC and tiling to bathing areas.

#### Rear Garden

Beautifully landscaped with designated areas, mainly laid to lawn with bedding and shrub borders. Having two patio seating/dining areas, provisions for shed, being fully enclosed with gated access to front elevation and further gated access to the rear leading to driveway and garages.

#### Double Garage

18'3" x 17'0"

To the rear of the property, Having two up and overs doors.

#### Driveway

Double width driveway, Providing ample off road parking.

#### NHBC

Our vendors have advised the property is around 3 years old with approx. 7 years remaining on the NHBC builders guarantee. We would advise contacting your solicitor for further details.

#### FREE VALUATIONS

CALL 01922 663399 FREE VALUATIONS NO SALE NO FEE



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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).



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