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Lichfield Road | Walsall | WS3 3DP
Offers In The Region Of £280,000

 Webbs
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Summary

**** FABULOUS TRADITIONAL SEMI DETACHED HOUSE ** EXTENDED AND IMPROVED TO HIGH STANDARD ** SPACIOUS ACCOMMODATION THROUGHOUT ** POTENTIAL TO EXTEND ** FANTASTIC AND DESIRABLE CONVENIENT LOCATION ** INTERNAL VIEWING ADVISED ** THREE BEDROOMS TO FIRST FLOOR ** IMPRESSIVE OPEN PLAN KITCHEN/FAMILY DINING ROOM ** UTILITY ROOM ** GUEST WC ** MODERN FAMILY BATHROOM ** MAIN LIVING ROOM ** MULTI CAR DRIVEWAY ** GARAGE ** LARGE PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ****

Webbs Estate Agents have pleasure in offering this fabulous traditional semi detached home having been tastefully extended and improved to high standard. The accommodation is generously proportioned throughout creating a blend of traditional and modern living space. The property is situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor: Entrance Porch, Reception hallway, main bay fronted living room, impressive open plan L-shaped modern kitchen and family dining room, there is also a utility room and guest WC. The first floor landing leads to three bedrooms and a modern family bathroom with WC. Externally there is an extensive multi car driveway to the fore leading to a garage. There is also a large private and mature rear garden. For a viewing please call 01922 663399.

Key Features

- IMPRESSIVE TRADITIONAL SEMI DETACHED HOUSE
- EXCELLENT CONVENIENT LOCATION
- STUNNING OPEN PLAN KITCHEN/FAMILY DINING ROOM
- UTILITY ROOM AND GUEST WC
- GENEROUS MATURE PRIVATE REAR GARDEN
- EXTENDED AND IMPROVED TO A HIGH STANDARD
- THREE BEDROOMS
- MAIN BAY FRONTED LIVING ROOM
- GARAGE AND EXTENSIVE DRIVEWAY TO THE FORE
- DOUBLE GLAZING AND GAS CENTRAL HEATING

Rooms and Dimensions

Entrance Porch

Reception hall

Front living room

12'11" x 12'2" (3.96m x 3.71m)

Open plan L-Shaped kitchen/family dining room

25'3" x 11'8" (7.70m x 3.56m)

Utility room

Guest cloaks/WC

First floor landing

Bedroom one

14'9" x 9'1" (4.50m x 2.79m)

Bedroom two

12'0" x 10'9" (3.66m x 3.30m)

Bedroom three

8'11" x 7'6" (2.72m x 2.31m)

Family bathroom

Garage

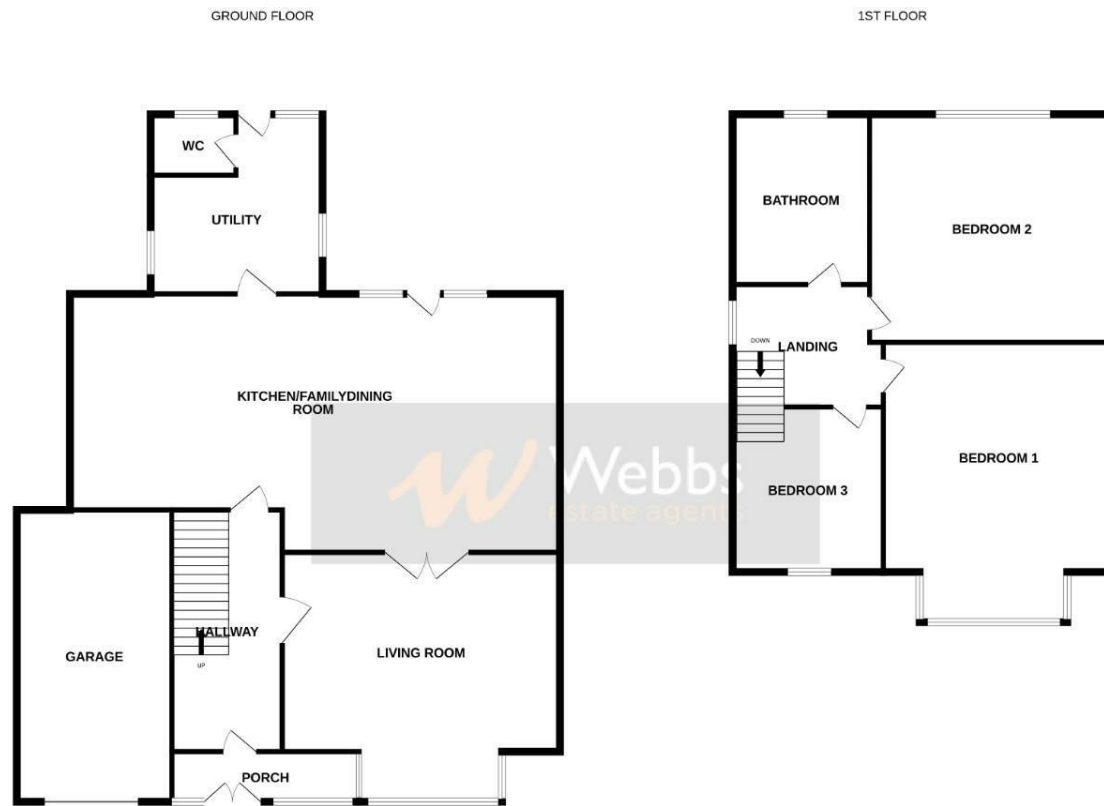
16'6" x 8'0" (5.05m x 2.44m)

Extensive double front driveway

Private mature rear garden







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.
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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m² A</p> <p>105-110 kWh/m² B</p> <p>110-120 kWh/m² C</p> <p>120-135 kWh/m² D</p> <p>135-150 kWh/m² E</p> <p>150-180 kWh/m² F</p> <p>180+ kWh/m² G</p>	<p>83</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>100 g/m² A</p> <p>100-110 g/m² B</p> <p>110-120 g/m² C</p> <p>120-135 g/m² D</p> <p>135-150 g/m² E</p> <p>150-180 g/m² F</p> <p>180+ g/m² G</p>	<p>83</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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