



Walker Road | Walsall | WS3 1BZ

Asking Price £245,000

 **Webbs**  
estate agents



## Summary

\*\* POPULAR AND CONVENIENT LOCATION \*\* TRADITIONAL SEMI DETACHED HOUSE \*\* EXTENDED AND IMPROVED TO A HIGH STANDARD \*\* DECEPTIVELY SPACIOUS \*\* INTERNAL VIEWING ADVISED \*\* THREE GOOD SIZED BEDROOMS \*\* MODERN RE FITTED BATH/SHOWER ROOM \*\* GUEST WC \*\* SPACIOUS LIVING ROOM \*\* IMPRESSIVE RE-FITTED MODERN OPEN PLAN KITCHEN/FAMILY DINING ENTERTAINING ROOM \*\* FRONT DRIVEWAY \*\* PRIVATE REAR GARDEN \*\* GARAGE \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering this extended and improved traditional semi detached home, situated on the popular and convenient location being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrancve porchway, Reception hallway , guest WC, Living room , highly impressive modern open plan fitted kitchen/ family dining entertaining room. The first floor landing leads to three good sized bedrooms and modern family bath/shower room. Externally there is a driveway to the fore leading to a garage , the rear garden is private and enclosed. For a viewing please call 01922 663399.

## Key Features

- IMPRESSIVE EXTENDED TRADITIONAL SEMI DETACHED HOUSE
- STUNNING OPEN PLAN KITCHEN/FAMILY DINING ENTERTAINING ROOM
- RE-FITTED FAMILY BATH/SHOWER ROOM
- FRONT DRIVEWAY AND GARAGE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- THREE GOOD SIZED BEDROOMS
- LIVING ROOM
- GUEST WC
- PRIVATE REAR GARDEN
- EASY ACCESS TPO SHOPS, AMENITIES AND SCHOOLS

## Rooms and Dimensions

### Entrance porchway

### Reception hall

### Guest cloaks/WC

### Living room

12'0" plus bay x 11'10" (3.67m plus bay x 3.62m)

### Extended open plan kitchen/dining room

25'2" max 11'1" min x 18'6" max 11'5" min (7.68m max 3.39m min x 5.66m max 3.48m min)

### First floor landing

### Bedroom One

12'0" x 11'10" (3.67m x 3.63m)

### Bedroom Two

12'7" x 8'5" (3.85m x 2.59m)

### Bedroom Three

11'1" x 6'6" (3.39m x 1.99m)

### Family bath/shower room

8'5" x 5'8" (2.59m x 1.73m)

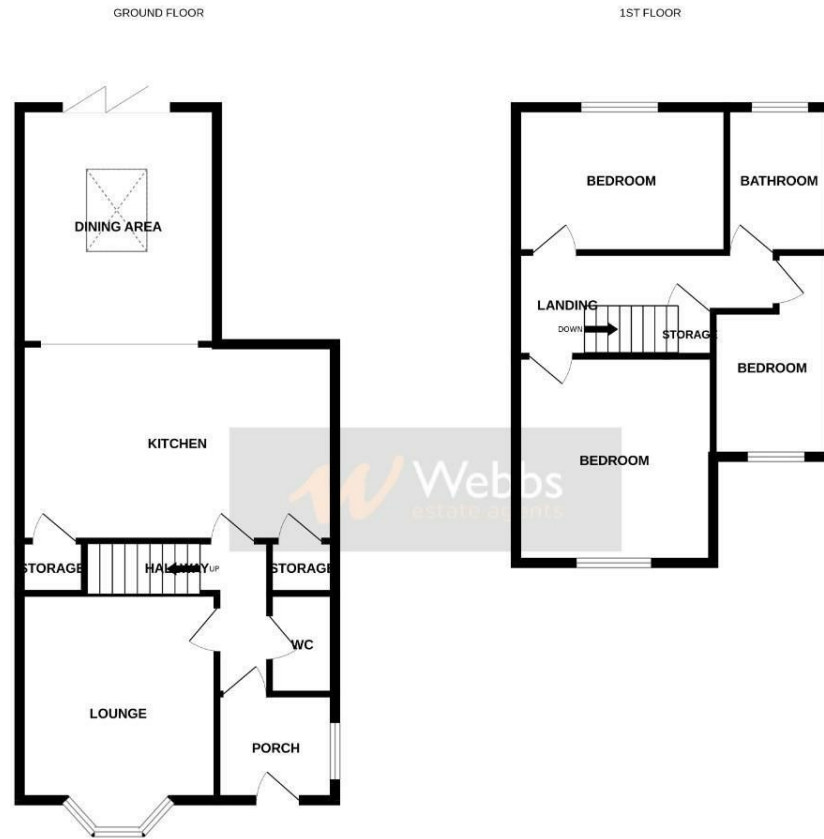
### Front driveway

### Private rear garden

### Identification checks







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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Buyer Average Annual Fuel Meter Reading costs</p> <p>147.00 <b>A</b></p> <p>150.00 <b>B</b></p> <p>155.00 <b>C</b></p> <p>155.40 <b>D</b></p> <p>155.50 <b>E</b></p> <p>155.60 <b>F</b></p> <p>155.70 <b>G</b></p>	<p>86</p> <p>67</p>	<p>Buyer Annual CO<sub>2</sub> emissions</p> <p>147.00 <b>A</b></p> <p>150.00 <b>B</b></p> <p>155.00 <b>C</b></p> <p>155.40 <b>D</b></p> <p>155.50 <b>E</b></p> <p>155.60 <b>F</b></p> <p>155.70 <b>G</b></p>	<p>86</p> <p>67</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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