



**W**  
Webbs  
01922 663399  
FOR SALE

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**Mallory Crescent | Walsall | WS3 3DD**

**£220,000**

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## Summary

**\*\* REFURBISHED TO A HIGH STANDARD \*\* DECEPTIVELY SPACIOUS END TERRACED FAMILY HOME \*\* THREE BEDROOMS \*\* CORNER PLOT WITH PARKING FOR SEVERAL VEHICLES \*\* TWO RECEPTION ROOMS \*\* RE-FITTED KITCHEN \*\* RE-FITTED FAMILY BATHROOM \*\* NO UPWARD CHAIN \*\* LOW MAINTENANCE REAR GARDEN \*\* OVERLOOKING FIELDS AND CHILDRENS PLAY AREA \*\***

Webbs estate agents are delighted to offer for sale a fully refurbished end terraced family home. Situated on a corner plot with off-road parking for several vehicles. The property is offered for sale with no upward chain and is overlooking fields and children's play areas. The accommodation briefly comprises of an entrance porch, hallway, guest WC, lounge, dining room, and re-fitted kitchen. To the first floor are three bedrooms and a re-fitted family bathroom.

Externally the property has a low-maintenance rear garden, and a driveway providing off-road parking for several vehicles.

INTERNAL VIEWING IS ESSENTIAL PLEASE CALL WEBBS TO ARRANGE YOUR VIEWING APPOINTMENT ON 01922 663399

## Key Features

- REFURBISHED END TERRACED FAMILY HOME
- CORNER PLOT WITH OFF ROAD PARKING FOR SEVERAL VEHICLES
- THREE BEDROOMS
- RE-FITTED KITCHEN
- DOWNSTAIRS W.C
- NO UPWARD CHAIN
- OVERLOOKING FIELD AND PLAY AREAS
- TWO RECEPTION ROOMS
- RE-FITTED UPSTAIRS BATHROOM
- LOW MAINTENANCE REAR GARDEN

## Rooms and Dimensions

### Entrance Porch

### Hallway

### Guest W.C

### Lounge

12'11" x 12'5" (3.953 x 3.799)

### Dining Room

10'2" x 7'6" (3.110 x 2.297)

### Re-fitted Kitchen

9'9" x 8'0" (2.981 x 2.446)

### First Floor Landing

### Bedroom One

12'6" x 11'0" (3.827 x 3.354)

### Bedroom Two

11'9" x 10'0" (3.599 x 3.073)

### Bedroom Three

8'1" x 7'9" (2.464 x 2.365)

### Re-fitted Family Bathroom

5'8" x 4'7" (1.752 x 1.402)

### Separate W.C

### Enclosed Rear Garden

### Driveway To The Front





GROUND FLOOR  
406 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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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