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PROUD
GUIDE
MEMBER

Webbs

Spring Lane | Shelfield, Walsall | WS4 1AT

Offers In Excess Of £270,000

 **Webbs**
estate agents

Summary

Webbs Estate Agents are absolutely delighted to offer for sale this beautiful Mews Style Townhouse located in one of the most popular areas of Pelsall.

A wonderfully modern family home boasting spacious rooms and being in fantastic condition throughout. We can offer; entrance hallway, kitchen dining room, guest WC, stunning lounge, two double bedrooms and a bathroom on the first floor and an exceptional master bedroom on the second floor with its own walk in wardrobe and en-suite shower room. Externally we boast a good size rear garden with feature area for bbq and garden furniture and a double tandem driveway to fore.

****STUNNING FAMILY HOME IN BEAUTIFUL CONDITION THROUGHOUT****

****THREE BEDROOMS INCLUDING A SUPERB MASTER BEDROOM WITH EN-SUITE AND WALK IN WARDROBE****

****LOUNGE AND KITCHEN DINER** **FANTASTIC LOCATION CLOSE TO SHOPS AND SCHOOLS****

Key Features

- IMMACULATE FAMILY HOME
- KITCHEN DINER
- GROUND FLOOR WC
- STUNNING REAR GARDEN
- FANTASTIC LOCATION
- THREE BEDROOMS
- GOOD SIZE LOUNGE
- FREEHOLD PROPERTY
- MASTER BEDROOM WITH EN-SUITE
- WALK IN WARDROBE

Rooms and Dimensions

ENTRANCE HALLWAY

KITCHEN DINER

11 x 11'4 (3.35m x 3.45m)

LOUNGE

14'3 x 12'11 (4.34m x 3.94m)

GUEST WC

FIRST FLOOR LANDING

BEDROOM TWO

12'3 x 11'6 (3.73m x 3.51m)

BEDROOM THREE

9'6 x 7'6 (2.90m x 2.29m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

14'1 max x 10'9 max (4.29m max x 3.28m max)

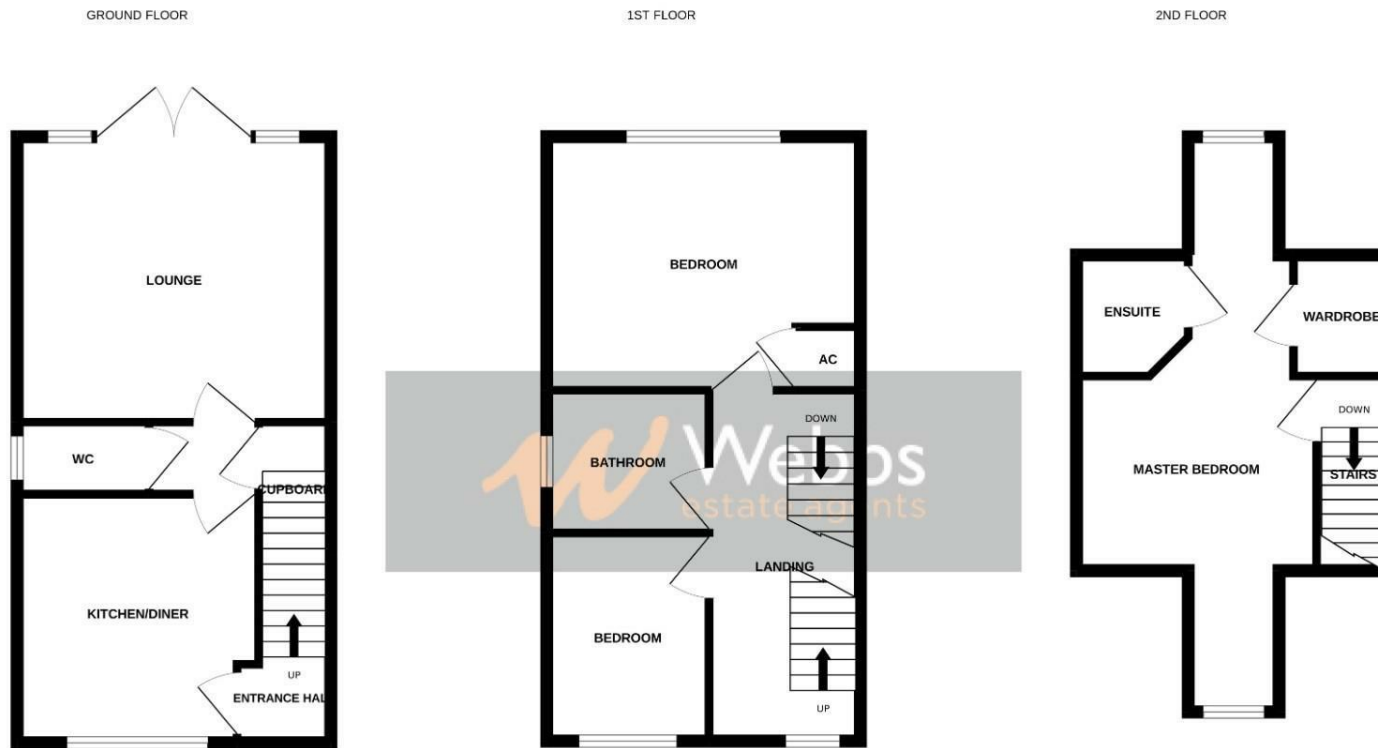
EN-SUITE AND WALK IN WARDROBE

DRIVEWAY TO FORE

LOVELY AND LONG 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
78	89	78	89
Energy Efficiency Rating: 78 (Current), 89 (Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: 78 (Current), 89 (Potential) Environmental Impact (CO ₂) Rating Legend: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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