



Forest Avenue | Walsall | WS3 1EY

Offers In The Region Of £265,000



Summary

** TRADITIONAL SEMI DETACHED HOUSE ** DECEPTIVELY SPACIOUS ** POTENTIAL TO EXTEND(STP) ** INTERNAL VIEWING ADVISED ** THREE BEDROOMS TO FIRST FLOOR ** MODERN OPEN PLAN KITCHEN ** CONSERVATORY /FAMILY DINING ROOM ** UTILITY/LAUNDRY ROOM ** GUEST WC ** MODERN BATHROOM ** SPACIOUS MAIN LIVING ROOM ** DRIVEWAY ** GARAGE ** LARGE PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this traditional semi detached home offering spacious, extended and very well maintained living accommodation throughout. 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 living room, open plan kitchen and family conservatory/dining room, utility/laundry room and guest WC. The first floor landing leads to three bedrooms and a modern family bathroom with WC. Externally there is a driveway with ample parking to the fore leading to a garage. There is also a large private rear garden. For a viewing please call 01922 663399.

Key Features

- SPACIOUS IMPROVED AND WELL MAINTAINED SEMI DETACHED HOUSE
- THREE BEDROOMS
- CONSERVATORY FAMILY DINING ROOM
- GUEST WC
- LARGE PRIVATE REAR GARDEN
- POPULAR AND CONVENIENT LOCATION
- IMPRESSIVE MODERN OPEN PLAN KITCHEN
- UTILITY/LAUNDRY ROOM
- SIDE GARAGE AND DRIVEWAY
- POTENTIAL TO EXTEND(STP)

Rooms and Dimensions

Entrance porch

Reception hall

Boiler room

Main living room

16'11" x 10'3" (5.18m x 3.14m)

Modern fitted kitchen

12'9" x 10'5" (3.90m x 3.19m)

Open plan conservatory family dining area

12'6" x 11'4" (3.83m x 3.47m)

Utility/laundry room

11'9" x 6'7" (3.59m x 2.01m)

Guest WC

First floor landing

Bedroom one

12'9" x 10'6" (3.89m x 3.22m)

Bedroom two

10'3" x 10'4" (3.13m x 3.16m)

Bedroom three

10'10" x 6'3" (3.32m x 1.93m)

Family bathroom

7'0" x 5'6" (2.14m x 1.68m)

Front driveway

Side garage

Large private rear garden







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																																				
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