



Wolverhampton Road, | Walsall | WS3 4AW

£269,950

 **Webbs**  
estate agents

## Summary

\*\* SIMPLY STUNNING EXTENDED TRADITIONAL SEMI DETACHED HOME \*\* POTENTIAL TO EXTEND (STP) \*\* THREE BEDROOMS \*\* TWO GENEROUS RECEPTION ROOMS \*\* GUEST WC \*\* REFITTED MODERN BREAKFAST KITCHEN \*\* SHOWER ROOM/WC \*\* PRIVATE AND ENCLOSED LANDSCAPE REAR GARDEN \*\* EXCELLENT LOCATION \*\* AMPLE OFF ROAD PARKING \*\* SIDE STORE ROOM \*\* VIEWING IS STRONGLY ADVISED TO AVOID DISAPPOINTMENT \*\*

Webbs Estate Agents are pleased to offer for sale this very well maintained extended traditional semi-detached home situated in popular and convenient location. In brief, consisting of an entrance porch and hallway, living room, sitting/dining room, extended modern breakfast kitchen, rear lobby and guest WC, the first floor has three bedrooms and modern shower room /WC, externally the front has a driveway leading to a side store room and the rear garden is private, landscaped and enclosed. EARLY VIEWING WILL BE ESSENTIAL TO AVOID DISAPPOINTMENT.

## Key Features

- SIMPLY BEAUTIFUL TRADITIONAL SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- MODERN SHOWER ROOM AND GUEST WC
- FRONT GARDEN, DRIVE, USEFUL SIDE STORE ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EXTENDED AND IMPROVED TO A HIGH STANDARD
- LARGE BREAKFAST KITCHEN
- THREE BEDROOMS
- PRIVATE LANDSCAPED REAR GARDEN
- EASY ACCESS TO LOCAL AMENITIES, SHOPS AND SCHOOLS

## Rooms and Dimensions

**Entrance porch**

**Reception hall**

**Sitting/dining room**

10'8" x 10'6" (3.27m x 3.22m)

**Living room**

10'10" x 12'0" (3.31m x 3.68m)

**Extended Breakfast kitchen**

19'3" x 6'2" (5.87m x 1.89m)

**Rear lobby area**

**Guest WC**

**First floor landing**

**Bedroom one**

12'2" x 10'10" (3.72m x 3.32m)

**Bedroom two**

10'9" x 10'7" (3.30m x 3.24m)

**Bedroom three**

6'0" x 6'8" (1.83m x 2.05m)

**Shower room/WC**

6'7" x 5'7" (2.01 x 1.71m)

**Front garden and driveway**

**Side store room**

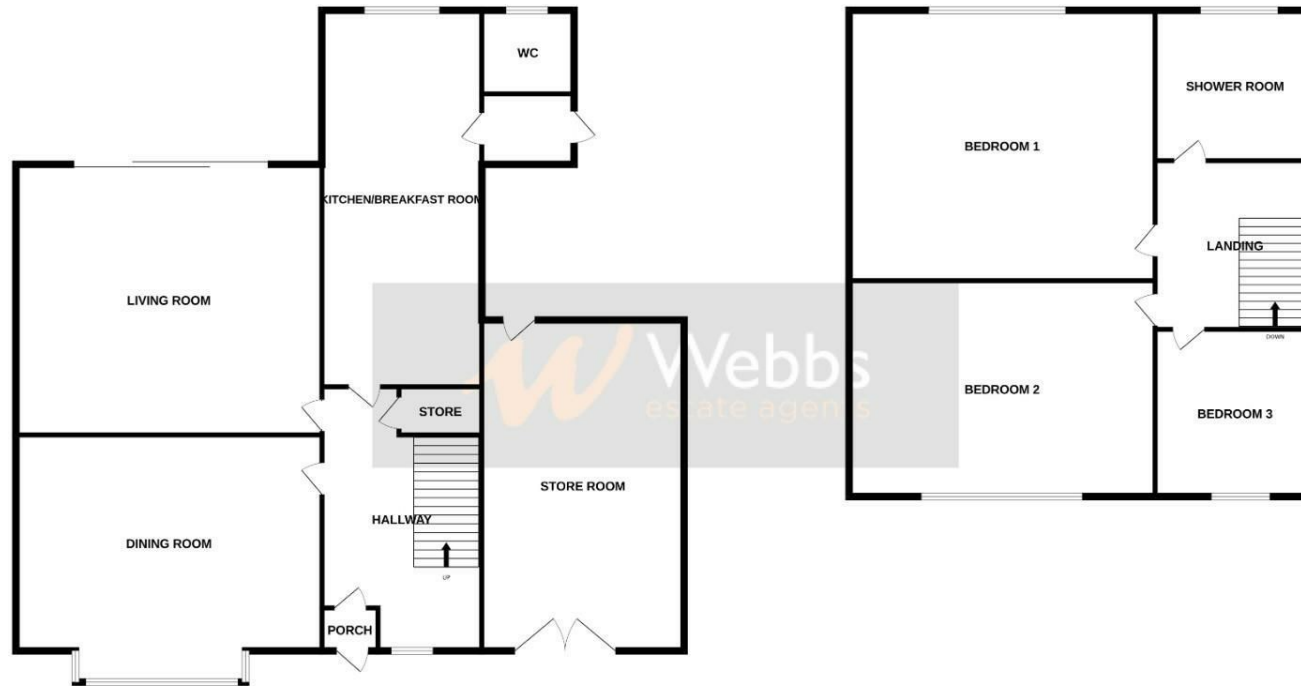
**Private landscaped rear garden**





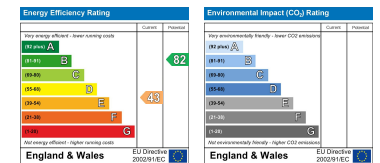
GROUND FLOOR

1ST FLOOR



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.



212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

