



Webbs

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Canterbury Close | Walsall | WS3 4PB

£360,000

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estate agents

## Summary

**\*\* POPULAR AND SOUGHT AFTER LOCATION \*\* TRADITIONAL EXTENDED SEMI DETACHED HOUSE \*\* IMPROVED AND IMMACULATEDLY MAINTAINED THROUGHOUT \*\* DECEPTIVELY SPACIOUS \*\* INTERNAL VIEWING ADVISED \*\* FOUR GOOD SIZED BEDROOMS SET OVER THREE FLOORS \*\* MODERN FAMILY BATHROOM \*\* SPACIOUS MAIN LIVING/DINING ROOM \*\* STUNNING RE-FITTED MODERN OPEN PLAN KITCHEN BREAKFAST ROOM \*\* CONSERVATORY \*\* GENEROUS WELL MAINTAINED FRONT GARDEN AND DRIVEWAY \*\* GARAGE (inc utility area)\*\* PRIVATE LANDSCAPED REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* CLOSE TO SCHOOLS, SHOPS AND AMENITIES \*\***

Webbs Estate Agents have pleasure in offering this highly impressive EXTENDED and improved traditional semi detached home, being close to all local amenities, shops and schools. Briefly comprising on the ground floor: Entrance hallway, spacious main living/dining room, stunning open plan fitted kitchen breakfast room and conservatory. The first floor landing leads to three good sized bedrooms and modern family bathroom with WC, the top floor landing provides access to double bedroom four. Externally there is a generous front driveway and well maintained garden leading to a garage including utility area, the rear garden is private and enclosed. For a viewing please call 01922 663399.

## Key Features

- STUNNING IMMACULATEDLY PRESENTED SEMI DETACHED HOME
- IMPRESSIVE OPEN PLAN KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- WELL MAINTAINED FRONTAGE WITH AMPLE PARKING
- PRIVATE REAR GARDEN
- FOUR GOOD SIZED BEDROOMS SET OVER THREE FLOORS
- SPACIOUS MAIN LIVING ROOM/DINING ROOM
- MODERN FAMILY BATHROOM
- GARAGE (inc utility area)
- EASY ACCESS TO LOCAL SHOPS, SCHOOLS AND AMENITIES

## Rooms and Dimensions

### Entrance hall

### Main living room/dining room

24'8" x 12'0" max 8'9" min (7.53m x 3.66m max 2.69m min)

### Kitchen/breakfast room

18'8" x 8'2" (5.71m x 2.51m)

### Conservatory

10'5" x 7'11" (3.20m x 2.43m)

### First floor landing

### Bedroom one

12'0" x 11'1" (3.66m x 3.39m)

### Bedroom two

11'3" x 10'8" (3.43m x 3.26m)

### Bedroom three

7'9" x 6'3" (2.37m x 1.93m)

### Top floor landing

### Bedroom four

14'11" x 12'0" (4.55m x 3.66m)

### Family bathroom

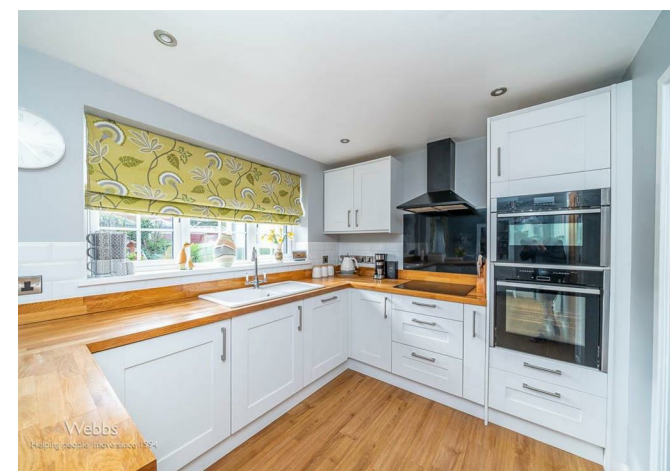
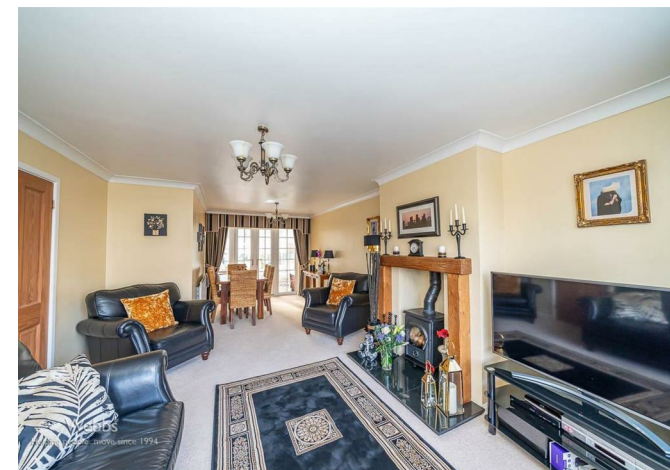
6'5" x 5'5" (1.97m x 1.67m)

### Front garden and driveway

### Garage(including utility area)

16'5" x 8'9" (5.01m x 2.67m)

### 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key average energy - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p>	<p>64</p> <p>80</p>	<p>Key environmental impact - lower CO<sub>2</sub> emissions</p> <p>100-150 g/m<sup>2</sup>/year <b>A</b></p> <p>150-200 g/m<sup>2</sup>/year <b>B</b></p> <p>200-250 g/m<sup>2</sup>/year <b>C</b></p> <p>250-300 g/m<sup>2</sup>/year <b>D</b></p> <p>300-350 g/m<sup>2</sup>/year <b>E</b></p> <p>350-400 g/m<sup>2</sup>/year <b>F</b></p> <p>400-450 g/m<sup>2</sup>/year <b>G</b></p>	<p>64</p> <p>80</p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	