



Webbs

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Lichfield Road | Walsall | WS3 3DQ

Asking Price £210,000

 **Webbs**  
estate agents

## Summary

**\*\*THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* DRIVEWAY TO THE REAR \*\* GARAGE TO THE REAR \*\* BOOT/STORAGE ROOM \*\* SPACIOUS THROUGHOUT \*\* EXCELLENT LOCATION \*\* PERFECT FOR FIRST TIME BUYERS \*\* IDEAL FAMILY HOME \*\* GOOD SIZE PLOT \*\* CLOSE TO LOCAL SHOPS AND AMENITIES\*\* VIEWING IS ESSENTIAL \*\***

Webbs Estate agents are please to present to you this three bedroom semi detached home situated on Lichfield Road. This home packs a punch with its size inside and out offering a vast array of local shops, amenities and transport links within a close proximity.

Inside this home briefly comprises of: entrance porch, hallway, lounge, separate dining room, kitchen, boot/ store room.

On the first floor there are three generous bedrooms and family bathroom.

Externally the front offers a mainly laid to lawn with mature boarders surrounding the edge and to the rear is a driveway that leads to garage with a paved patio area, again offering mature shrubs and trees

## Key Features

- THREE BEDROOM SEMI DETACHED HOME
- PARKING TO THE REAR
- BOOT/ STORAGE ROOM
- IDEAL LOCATION
- GOOD SIZE PLOT
- TWO RECEPTION ROOMS
- GARAGE TO THE REAR
- SPACIOUS THROUGHOUT
- PERFECT FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SHOPS AND AMENITIES

## Rooms and Dimensions

### Porch

9'6" x 2'2" (2.91m x 0.68m)

### Entrance Hall

11'3" x 6'5" (3.45m x 1.97m)

### Lounge

13'9" x 6'5" (4.21m x 1.97m)

### Dining Room

9'4" x 14'11" (2.86m x 4.55)

### Kitchen

9'1" x 11'2" (2.79m x 3.41m)

### Store/ Boot room

9'1" x 6'0" (2.77m x 1.83m)

### Bedroom One

9'5" x 11'2" (2.89m x 3.41m)

### Bedroom Two

11'2" x 11'11" (3.41m x 3.64m)

### Bedroom Three

6'5" x 6'4" (1.96m x 1.95m)

### Bathroom

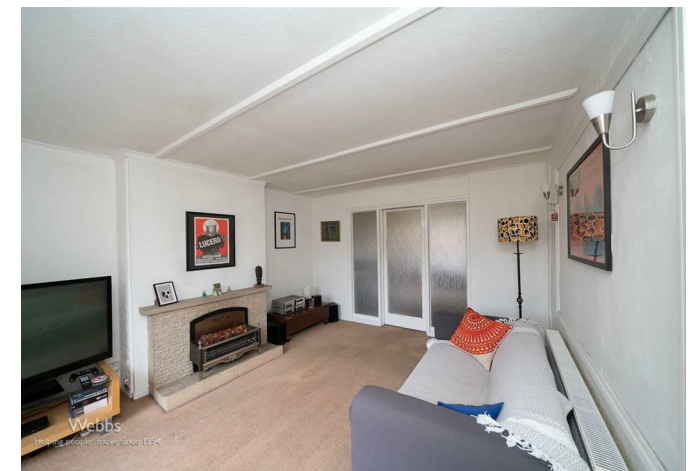
6'3" x 5'4" (1.93m x 1.65m)

### Front Garden

### Rear Garden

### Garage to the rear

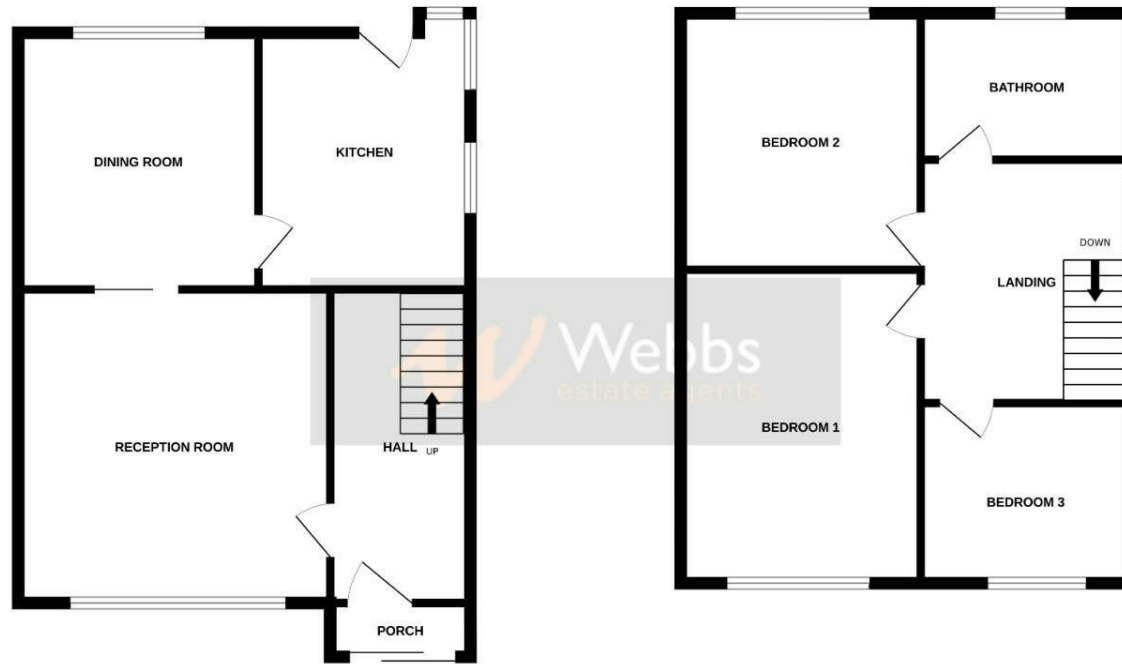
### Identification Checks





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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