



Ryders Hayes Lane | Walsall | WS3 4EG

Offers In The Region Of £265,000



Summary

** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY TO THE REAR ** UPSTAIRS BATHROOM & DOWNSTAIRS SHOWER ROOM ** REFITTED KITCHEN ** REFITTED BATHROOM ** UTILITY ROOM ** KITCHEN DINER ** STORAGE GARAGE ** LANDSCAPED REAR GARDEN ** POPULAR LOCATION **

Webbs Estate Agents are please to present to you this much improved three bedroom semi detached home in the popular village location of Pelsall with a vast array of local shops and amenities within a close proximity. This home has undergone extensive works by its current owners.

Internally this home briefly comprises of: Entrance porch, hallway, lounge, refitted kitchen dining room, conservatory, understairs storage, utility room, shower room and garage.

On the first floor there are three generously sized bedroom, bathroom and separate WC,

Key Features

- THREE BEDROOMS
- UPSTAIRS BATHROOM & DOWN STAIRS SHOWER ROOM
- REFITTED KITCHEN
- UTILITY ROOMS
- LANDSCAPED REAR GARDEN
- TWO RECEPTION ROOMS
- CONSERVATORY TO THE REAR
- REFITTED BATHROOMS
- STORAGE GARAGE
- VILLAGE LOCATION

Rooms and Dimensions

Entrance Hall

Lounge

13'3" x 15'7" (4.053m x 4.763m)

Kitchen diner

18'5" x 8'6" (5.627m x 2.606m)

Consevatory

Utility Room

9'8" x 5'9" (2.97m x 1.77m)

Shower Room

Garage

7'6" x 7'6" (2.3m x 2.3m)

Bedroom One

9'9" x 12'1" (2.99m x 3.7m)

Bedroom Two

12'1" x 10'2" (3.7m x 3.1m)

Bedroom Three

7'10" x 6'6" (2.4m x 2m)

WC

Bathroom

7'6" x 4'11" (2.3m x 1.5m)

Driveway

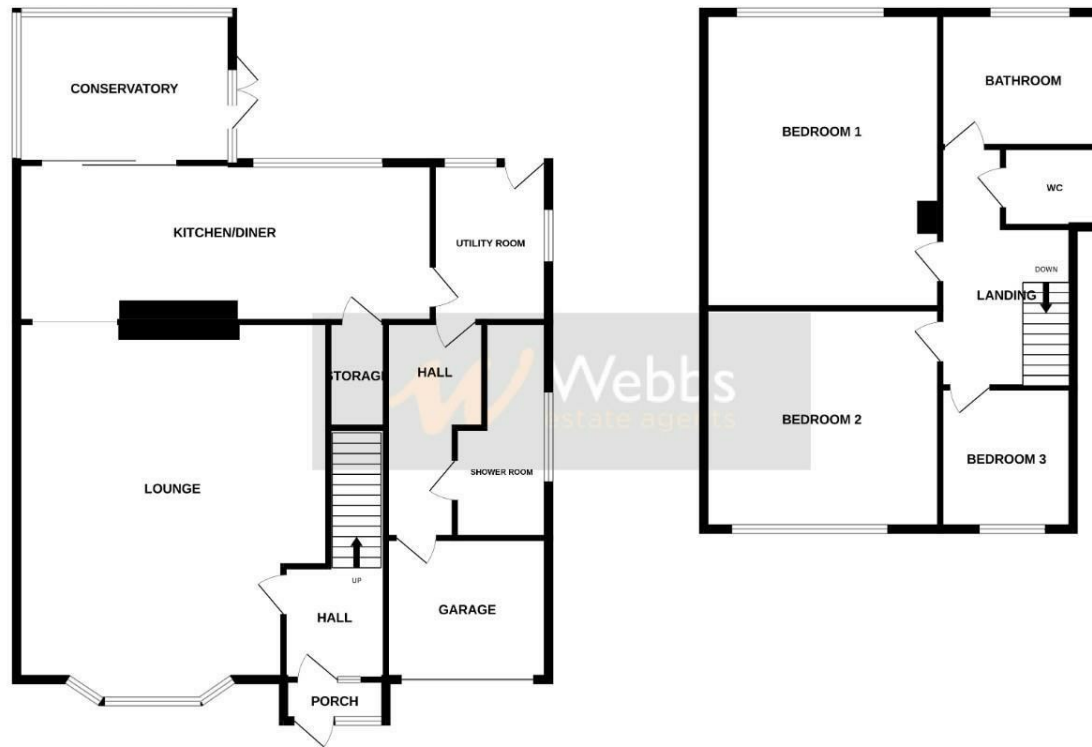
Rear Garden





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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-125 kWh/m ² /year A	83	Best environmental impact - lower CO ₂ emissions 100-125 g/kWh A	83
125-150 kWh/m ² /year B	69	125-150 g/kWh B	69
150-175 kWh/m ² /year C		150-175 g/kWh C	
175-200 kWh/m ² /year D		175-200 g/kWh D	
200-225 kWh/m ² /year E		200-225 g/kWh E	
225-250 kWh/m ² /year F		225-250 g/kWh F	
250-300 kWh/m ² /year G		250-300 g/kWh G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	