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Spring Lane | Walsall | WS4 1AT

£269,000

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## Summary

\*\* TRADITIONAL SEMI DETACHED HOUSE \*\* EXTENDED \*\* WELL PRESENTED THROUGHOUT \*\* DECEPTIVELY SPACIOUS \*\* PLENTY OF ADDITIONAL STORAGE \*\* INTERNAL VIEWING ADVISED \*\* THREE GOOD BEDROOMS TO FIRST FLOOR \*\* MODERN BREAKFAST KITCHEN \*\* MODERN SHOWER ROOM \*\* GUEST WC \*\* LIVING ROOM \*\* DINING ROOM \*\* STUDY/OFFICE \*\* DRIVEWAY \*\* LOVELY CARED FOR PRIVATE REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering this very well maintained and extended semi detached home situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Reception hallway , Living room , Modern breakfast kitchen, dining room, study/office and guest WC. The first floor landing leads to three good sized bedrooms and modern shower room with WC. Externally there is a driveway with ample parking to the fore and a private rear garden. For a viewing please call 01922 663399.

## Key Features

- IMPRESSIVE EXTENDED TRADITIONAL SEMI DETACHED HOME
- THREE BEDROOMS AND SHOWER ROOM WC
- STUDY/OFFICE
- BREAKFAST KITCHEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- POPULAR AND CONVENIENT LOCATION
- LIVING ROOM AND DINING ROOM
- GUEST WC
- PRIVATE REAR GARDEN AND FRONT DRIVEWAY
- EASY ACCESS TO SCHOOLS, SHOPS AND AMENITIES

## Rooms and Dimensions

### Entrance hall

### Study/office room

8'0" x 7'11" (2.45m x 2.43m)

### Guest WC

### Useful store room

### Living room

14'6" x 10'2" (4.44m x 3.10m)

### Dining room

11'6" x 8'5" (3.51m x 2.58m)

### Breakfast kitchen

17'8" x 10'0" (5.41m x 3.06m)

### First floor landing

### Bedroom one

11'10" x 11'4" (3.63m x 3.46m)

### Bedroom two

11'9" x 8'11" (3.60m x 2.74m)

### Bedroom three

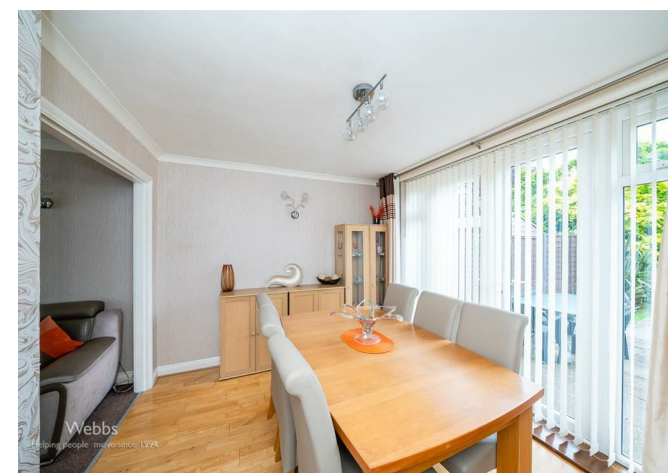
8'8" x 8'0" (2.66m x 2.45m)

### Shower room WC

8'5" x 4'7" (2.59m x 1.40m)

### Front garden and driveway

### Private and enclosed rear garden







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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