



Webbs

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Victor Street | Walsall | WS3 4BX

Offers In Excess Of £300,000

 **Webbs**
estate agents

Summary

** TRADITIONAL DETACHED HOUSE ** IMPROVED AND HEAVILY EXTENDED ** DECEPTIVELY SPACIOUS ** FANTASTIC SPACIOUS FAMILY SIZED HOME** INTERNAL VIEWING ADVISED ** THREE BEDROOMS TO FIRST FLOOR ** KITCHEN ** UTILITY ROOM ** DOWNSTAIRS SHOWER ROOM/WC ** FIRST FLOOR MODERN BATHROOM ** LIVING ROOM, DINING ROOM AND SITTING ROOM/STUDY ** DRIVEWAY ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** EASY ACCESS FOR SCHOOLS, SHOPS AND AMENITIES **

Webbs Estate Agents have pleasure in offering this traditional detached home that has been heavily extended and offers spacious family sized accommodation. The property is situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance Porch , Reception hallway , Lounge, dining room, sitting room/study, kitchen and utility room and shower room with WC. The first floor landing leads to three bedrooms and a family bathroom. Externally there is a driveway with ample parking to the fore with side access leading to a single garage. There is also a private rear garden . For a viewing call us on 01922 663399.

Key Features

- EXTENDED TRADITIONAL DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN
- GARAGE SET BACK TO THE REAR, FRONT DRIVEWAY
- POPULAR AND CONVENIENT LOCATION
- SPACIOUSLY APPOINTED THROUGHOUT
- LIVING ROOM, DINING ROOM AND SITTING ROOM/STUDY
- MODERN FIRST FLOOR BATHROOM AND DOWNSTAIRS SHOWER ROOM/WC
- PRIVATE REAR GARDEN
- EASY ACCESS FOR SCHOOLS, SHOPS AND AMENITIES

Rooms and Dimensions

Entrance Porch

Reception Hallway

Lounge

22'10' x 11' 6' (6.96m' x 3.35m 1.83m)

Sitting room/study/playroom

8'4 x 9'5 (2.54m x 2.87m)

Kitchen

18'8 x 9'5 (5.69m x 2.87m)

Dining Room

10'8 x 8'1 (3.25m x 2.46m)

Utility

6'3 x 7'7 (1.91m x 2.31m)

Shower Room/WC

Landing

Bedroom One

11'6 x 11'7 (3.51m x 3.53m)

Bedroom Two

9'1 x 10'8 (2.77m x 3.25m)

Bedroom Three

5'11 x 7'3 (1.80m x 2.21m)

Family Bathroom

Front driveway

Rear Garden

Garage

Identification Checks





Ground Floor



First Floor



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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² A 120-135 kWh/m ² B 135-150 kWh/m ² C 150-165 kWh/m ² D 165-180 kWh/m ² E 180-200 kWh/m ² F 200+ kWh/m ² G	81	Best environmental impact - lower CO ₂ emissions 100-120 g/m ² A 120-135 g/m ² B 135-150 g/m ² C 150-165 g/m ² D 165-180 g/m ² E 180-200 g/m ² F 200+ g/m ² G	49
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC