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**Booth Street | Walsall | WS3 3EX**

**Offers In Excess Of £190,000**

 **Webbs**  
estate agents

## Summary

\*\* TRADITIONAL SEMI DETACHED HOUSE \*\* DECEPTIVELY SPACIOUS \*\* INTERNAL VIEWING ADVISED \*\* TWO DOUBLE BEDROOMS TO FIRST FLOOR \*\* MODERN KITCHEN \*\* GUEST WC \*\* MODERN SHOWER ROOM WC \*\* LIVING ROOM \*\* IMPRESSIVE FAMILY SITTING DINING ROOM \*\* DRIVEWAY \*\* LOVELY CARED FOR PRIVATE REAR GARDEN WITH OUTBUILDING \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* POTENTIAL TO EXTENDED TO THE SIDE SUBJECT TO PLANNING PERMISSION\*\*

Webbs Estate Agents have pleasure in offering this very well maintained semi detached home standing in a lovely position set back from the road and 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 kitchen, guest WC and a stunning family sitting room dining room. The first floor landing leads to two double bedrooms and modern Shower room with WC. Externally there is a driveway with ample parking to the fore, a covered side access leading to a private rear garden with useful outbuilding. For a viewing please call 01922 663399.

## Key Features

- VERY WELL MAINTAINED TRADITIONAL SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- MODERN SHOWER ROOM WC AND GUEST WC
- PRIVATE REAR GARDEN WITH USEFUL OUTBUILDING STORE
- EXTENDED AND IMPROVED TO A GOOD STANDARD THROUGHOUT
- LIVING ROOM
- STUNNING FAMILY/SITTING DINING ROOM
- FRONT DRIVEWAY
- EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES

## Rooms and Dimensions

### Reception hall

### Living room

14'10" x 12'0" (4.53m x 3.66m)

### Kitchen

11'11" x 6'11" (3.65m x 2.13m)

### Guest WC

### Family sitting dining room

14'9" x 12'3" (4.50m x 3.75m)

### First floor landing

### Bedroom one

12'7" x 8'10" (3.85m x 2.71m)

### Bedroom two

10'5" x 9'2" (3.18m x 2.80m)

### Shower room WC

8'10" x 7'2" (2.71m x 2.20m)

### Front driveway

### Private rear garden with outbuilding

### Identification Checks





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.

