



Wolverhampton Road | Walsall | WS3 4AA

Offers Over £215,000

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## Summary

\*\* IMPRESSIVE TRADITIONAL SEMI DETACHED HOME \*\* VERY WELL MAINTAINED AND IMPROVED THROUGHOUT \*\* TWO DOUBLE BEDROOMS \*\* FIRST FLOOR EN SUITE \*\* USEABLE SPACIOUS LOFT AREA \*\* OPEN PLAN THROUGH LIVING ROOM DINING AREA \*\* RE FITTED MODERN KITCHEN \*\* GROUND FLOOR BATHROOM WC \*\* PRIVATE AND ENCLOSED LANDSCAPE REAR GARDEN \*\* EXCELLENT LOCATION \*\* REAR VEHICLE ACCESS \*\* VIEWING IS STRONGLY ADVISED TO AVOID DISAPPOINTMENT \*\* NO ONWARD CHAIN \*\*

Webbs Estate Agents are pleased to offer for sale this very well maintained traditional semi-detached home situated in popular and convenient location. In brief, consisting of an entrance hall, open plan living dining room, modern kitchen and ground floor bathroom, the first floor has two double bedrooms and an ensuite shower room /WC, externally there is an enclosed front garden and the rear garden is private, landscaped and enclosed with vehicle access. EARLY VIEWING WILL BE ESSENTIAL TO AVOID DISAPPOINTMENT.

## Key Features

- VERY WELL MAINTAINED TRADITIONAL SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS AND USEABLE LOFT SPACE
- IMPRESSIVE OPEN PLAN LIVING ROOM DINING AREA
- FRONT GARDEN AND ENCLOSED REAR GARDEN WITH VEHICLE ACCESS
- EASY ACCESS TO LOCAL SHOPS SCHOOLS AND AMENITIES
- SPACIOUS AND IMPROVED THROUGHOUT
- MODERN GROUND FLOOR BATHROOM AND FIRST FLOOR EN SUITE
- FITTED KITCHEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- NO ONWARD CHAIN

## Rooms and Dimensions

### Lounge area

11'8" x 11'1" (3.58m x 3.40m)

### Open plan lounge and dining area

### Dining area

12'0" x 11'1" (3.66m x 3.40m)

### Entrance hallway

### Fitted kitchen

10'5" x 8'9" (3.20m x 2.69m)

### Fitted bathroom

7'1" x 5'6" (2.16m x 1.68m)

### First floor landing

### Bedroom one

11'10" x 11'3" (3.63m x 3.43m)

### En suite

### Bedroom two

11'10" x 11'3" (3.63m x 3.43m)

### Useable loft area (restricted head room)

17'3" max x 10'0" max (5.27m max x 3.07m max)

### Enclosed front garden

### Private rear garden with rear vehicle access







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.

