



Webbs

Field Road | Walsall | WS3 3NA

Offers In The Region Of £320,000

 Webbs
estate agents

Summary

****THREE/FOUR BEDROOM FAMILY HOME** MASSIVLY EXTENDED AND IMPROVED THROUGHOUT** RENOVATED FAMILY HOME** PORCH** LARGE ENTRANCE HALL** SHOW HOME STYLE KITCHEN** OPEN PLAN KITCHEN LIVING DINER WITH BI-FOLDING DOORS** SEPERATE LOUNGE** TANDEM GARAGE** THREE GENEROUS BEDROOMS** REFITTED FOUR PIECE BATHROOM** LOFT ROOM/ POTENTIAL FOURTH BEDROOM** LARGE REAR GARDEN** EXTENSIVE PARKING AND GARAGE****

Webbs Estate Agents are pleased to bring to market this much improved and extended three/ four bedroom home situated within a close proximity to Bloxwich high street along side all local amenities it has to offer along side shops, schools and transport links.

This beautifully appointed home comprises of: Entrance porch, hall, large lounge with feature fireplace and a sensational open plan living kitchen diner with bi-folding doors and skylights with access to the tandem garage/ utility area completing the ground floor.

On the first floor there are three generously sized bedrooms and a fabulous four piece suite bathroom comprising of bath, shower cubicle, wash hand basin and WC.

On the second floor there is a loft room.

Key Features

- THREE/ FOUR BEDROOM HOME
- OPEN PLAN KITCHEN LIVING DINER
- LARGE DRIVE
- LOFT ROOM THAT COULD BE FOURTH BEDOROM WITH CORRECT REGULATIONS
- CLOSE TO ALL LOCAL AMENITIES
- RENOVATED THROUGHOUT
- TANDEM GARAGE
- LARGE PRIVATE AND ENCLOSED REAR GARDEN
- POPULAR LOCATION
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

Rooms and Dimensions

Porch

Entrance Hall

Lounge

11'6" x 20'2" (3.526m x 6.165m)

Living/ Dining Area

20'7" x 11'8" (6.276m x 3.575m)

Kitchen

9'10" x 10'2" (3.021m x 3.120m)

Garage

34'6" x 7'10" (10.539m x 2.396m)

First Floor Landing

Bedroom One

11'9" x 9'11" (3.590m x 3.028m)

Bedroom Two

9'9" x 11'9" (2.994m x 3.586m)

Bedroom Three

7'10" x 7'4" (2.410m x 2.244m)

Bathroom

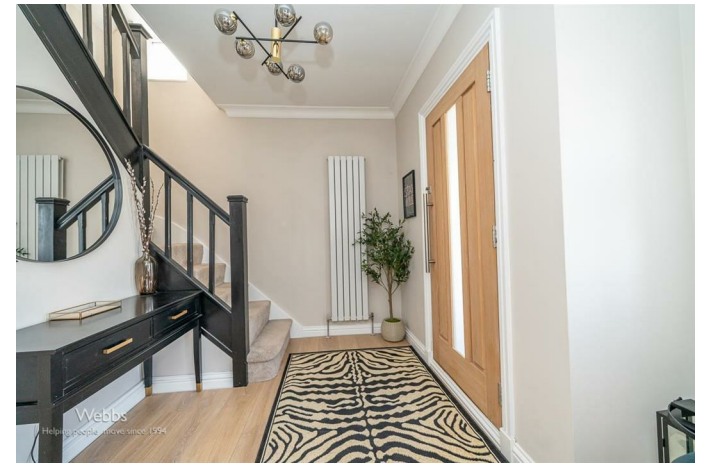
9'11" x 6'5" (3.023m x 1.977m)

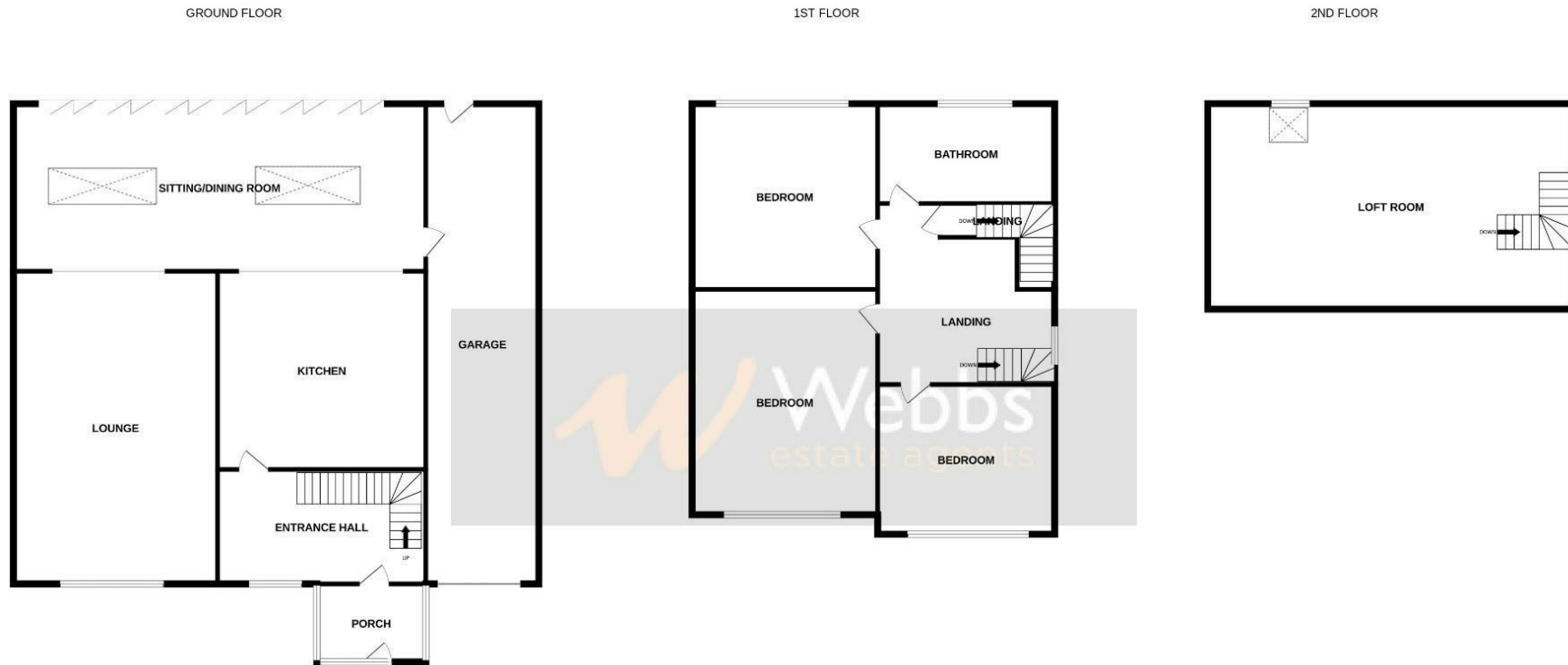
Loft Room/ Possible Bedroom Four

10'8" x 17'11" (3.258m x 5.481m)

Identification Checks







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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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
81	81	81	81
100-90	100-90	100-90	100-90
85-80	85-80	85-80	85-80
70-85	70-85	70-85	70-85
55-70	55-70	55-70	55-70
40-55	40-55	40-55	40-55
25-40	25-40	25-40	25-40
10-25	10-25	10-25	10-25
0-10	0-10	0-10	0-10

England & Wales EU Directive 2002/91/EC