



Grenfell Road | Walsall | WS3 3DJ

£190,000

 **Webbs**  
estate agents

## Summary

\*\* TRADITIONAL END TERRACED HOUSE \*\* SET BACK FROM ROAD \*\* DECEPTIVELY SPACIOUS \*\* PLENTY OF ADDITIONAL STORAGE \*\* INTERNAL VIEWING ADVISED \*\* PORCH AND RECEPTION HALL \*\* SHOWER ROOM/GUEST WC \*\* TWO DOUBLE SIZED BEDROOMS TO FIRST FLOOR \*\* KITCHEN \*\* BATHROOM \*\* LOUNGE \*\* SITTING ROOM/DINING ROOM/STUDY/POTENTIAL BED THREE \*\* GENEROUS PRIVATE SIDE AND REAR GARDENS BACKING ONTO CANAL \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* SOLAR PANELS \*\*

Webbs Estate Agents have pleasure in offering this very well maintained end terraced 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 : Entrance Porch , Reception hallway , Lounge , shower room/guest WC, kitchen, sitting room/ dining room/study/potential bed three. The first floor landing leads to two double sized bedrooms and family bathroom with WC. Externally there is foregarden with side access to generous side and rear private gardens backing onto canal. The property also benefits from having solar panel installation. For a viewing please call 01922 663399.

## Key Features

- IMPROVED, EXTENDED AND WELL PRESENTED END TERRACED HOME
- PORCH, HALL AND SHOWER ROOM/GUEST WC
- KITCHEN
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- POPULAR AND CONVENIENT LOCATION
- LIVING ROOM AND FAMILY SITTING ROOM/DINING ROOM/STUDY
- TWO FIRST FLOOR DOUBLE BEDROOMS
- GENEROUS SIDE AND REAR GARDEN BACKING ONTO CANAL
- EASY ACCESS TO SCHOOLS, SHOPS AND AMENITIES

## Rooms and Dimensions

### Entrance porch

### Reception hall

### Living room

19'6" x 10'6" (5.95m x 3.22m)

### Kitchen

9'4" x 8'4" (2.86m x 2.55m)

### Family sitting/ dining room/ study

12'6" x 8'1" (3.82m x 2.47m)

### Rear lobby area

### Shower room/Guest WC

### First floor landing

### Bedroom one

16'3" x 9'8" (4.96m x 2.97m)

### Bedroom two

11'11" x 9'5" (3.64m x 2.88m)

### Bathroom

### Front garden

### Large side and rear gardens with timber stores

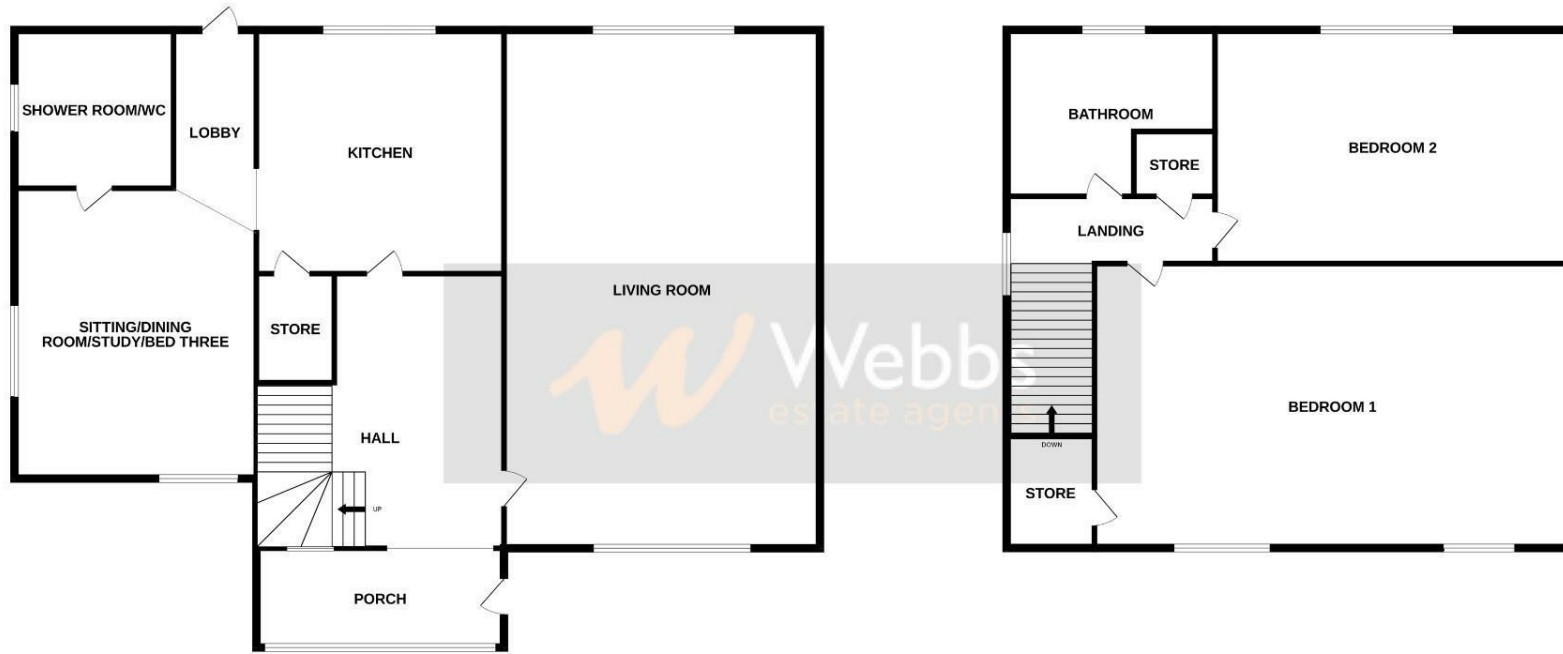
### Identification Checks





GROUND FLOOR

1ST FLOOR



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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