



Lichfield Road | Walsall | WS3 4HH

Asking Price £399,950



Summary

****THREE/FOUR BEDROOMS SEMI DETACHED HOME** EXTENDED TO THE SIDE, REAR AND LOFT** TWO RECEPTION ROOMS** LARGE LIVING KITCHEN DINER** SEPERATE UTILITY ROOM** GUEST WC** STORAGE GARAGE** THREE GENEROUS BEDROOMS** MASTER WITH ENSUITE** LOFT ROOM WITH POTENTIAL TO BE A BEDROOM** TWO LANDSCAPED REAR GARDEN AREAS** LARGE DRIVEWAY** FULLY RENOVATED** POPULAR LOCATION****

Webbs Estate agents are pleased to bring to market this fully renovated immaculately presented modern family home, this stunning property is situated in the sought-after village of Pelsall, close to all local amenities including shops, schools and transport links.

Upon entering, you are greeted by a spacious and tastefully decorated interior, featuring a large open plan living kitchen diner, separate utility, two further reception rooms (currently a lounge and playroom/snug) and guest WC. On the first floor, there are three generously sized bedrooms (master includes separate ensuite) and stunning four-piece family bathroom and on the second floor an open plan converted loft (currently cinema room and home office), with potential to be fourth bedroom.

Key Features

- THREE/FOUR BEDROOM SEMI DETACHED HOME
- MASSIVELY IMPROVED
- LIVING KITCHEN DINER
- TWO GARDENS
- POPULAR LOCATION
- EXTENDED TO THE SIDE REAR AND LOFT
- FULLY RENOVATED
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING

Rooms and Dimensions

Entrance Hall

Play Room

18'2" x 8'9" (5.560m x 2.670m)

Guest WC

Lounge

11'10" x 13'8" (3.611m x 4.169m)

Living Kitchen Diner

21'8" x 27'10" (6.622m x 8.492)

Kitchen

Utility Room

7'4" x 6'4" (2.248m x 1.955m)

First Floor Landing

Bedroom One

13'5" x 10'0" (4.114m x 3.063m)

En Suite

Bedroom Two

17'2" x 9'4" (5.235m x 2.870m)

Bedroom Three

11'10" x 8'9" (3.614m x 2.679m)

Bathroom

7'3" x 8'8" (2.231m x 2.661m)

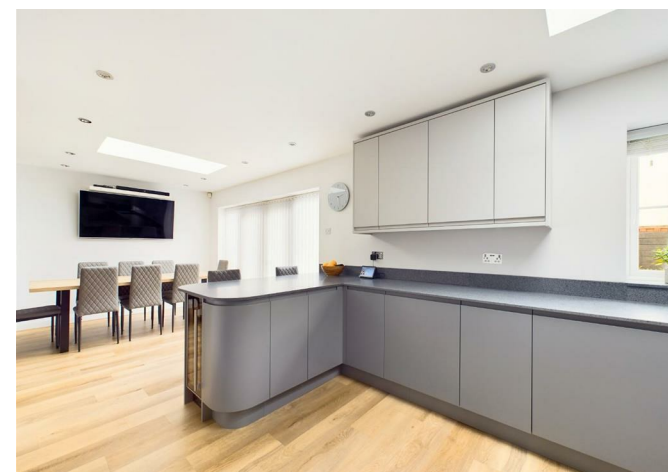
Second Floor

Loft Room/ Bedroom Four

14'6" x 23'2" (4.429m x 7.069m)

Storage Garage

3'11" x 8'9" (1.2m x 2.67m)







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	
Score	Band	Score	Band
100-125	A	100-125	A
75-100	B	75-100	B
50-75	C	50-75	C
25-50	D	25-50	D
10-25	E	10-25	E
1-10	F	1-10	F
0-1	G	0-1	G

England & Wales EU Directive 2002/91/EC

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

