



Webbs

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Fairburn Crescent | Walsall | WS3 4PU

Offers In Excess Of £350,000



Summary

****THREE BEDROOM DETACHED HOME**TWO RECEPTION ROOMS**REFITTED BREAKFAST KITCHEN**GUEST WC**CONSERVATORY TO THE REAR**THREE GENEROUS BEDROOMS** ENSUITE TO MASTER BEDROOM**PRIVATE AND ENCLOSED REAR GARDEN**DIRECT ACCESS TO WOOD AT REAR**NOT OVERLOOKED TO REAR**NATURE WALKS***
Situating in a highly sought-after area close to all local amenities, scenic lakes, and beautiful nature walks, this extensively extended and much-improved three-bedroom detached home offers spacious, versatile living perfect for modern family life.
The property is set well back from the road, boasting excellent kerb appeal with a well-maintained frontage and a generous driveway providing ample off-road parking. Upon entering through the welcoming porch, you're greeted by a bright entrance hall leading to the main living spaces.
The ground floor features a spacious and airy lounge diner that creates a comfortable setting for both relaxing and entertaining. A convenient guest WC is also located off the hallway. At the heart of the home is a stylish and contemporary breakfast kitchen, complete with a range of modern integrated appliances, ample worktop space, and sleek units. A separate utility room provides additional storage, laundry facilities, and direct internal access to the garage.
A major highlight of the home is the large second lounge, offering additional flexible living space—ideal for a playroom, home office, or family media room. This room flows beautifully into the

Key Features

- THREE BEDROOM DETACHED
- CONSERVATORY TO THE REAR
- UTILITY ROOM
- PRIVATE AND ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- REFITTED BREAKFAST KITCHEN
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM
- POPULAR LOCATION
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

Rooms and Dimensions

Entrance Hall

Guest WC

3'9" x 5'3" (1.159m x 1.609m)

Lounge/ Dining Room

13'6" x 8'6" (4.138m x 2.596m)

Lounge

13'3" x 11'7" (4.063m x 3.541m)

Conservatory

11'7" x 11'7" (3.535m x 3.550m)

Breakfast Kitchen

9'0" x 12'10" (2.759m x 3.931m)

Utility Room

6'10" x 8'4" (2.099m x 2.556m)

Storage Garage

8'4" x 10'1" (2.550m x 3.076m)

First Floor Landing

Bedroom One

11'11" x 10'10" (3.653m x 3.311m)

En Suite Shower Room

7'2" x 4'8" (2.206m x 1.425m)

Bedroom Two

10'10" x 10'0" (3.316m x 3.050m)

Bedroom Three

10'2" x 10'0" (3.115m x 3.049m)

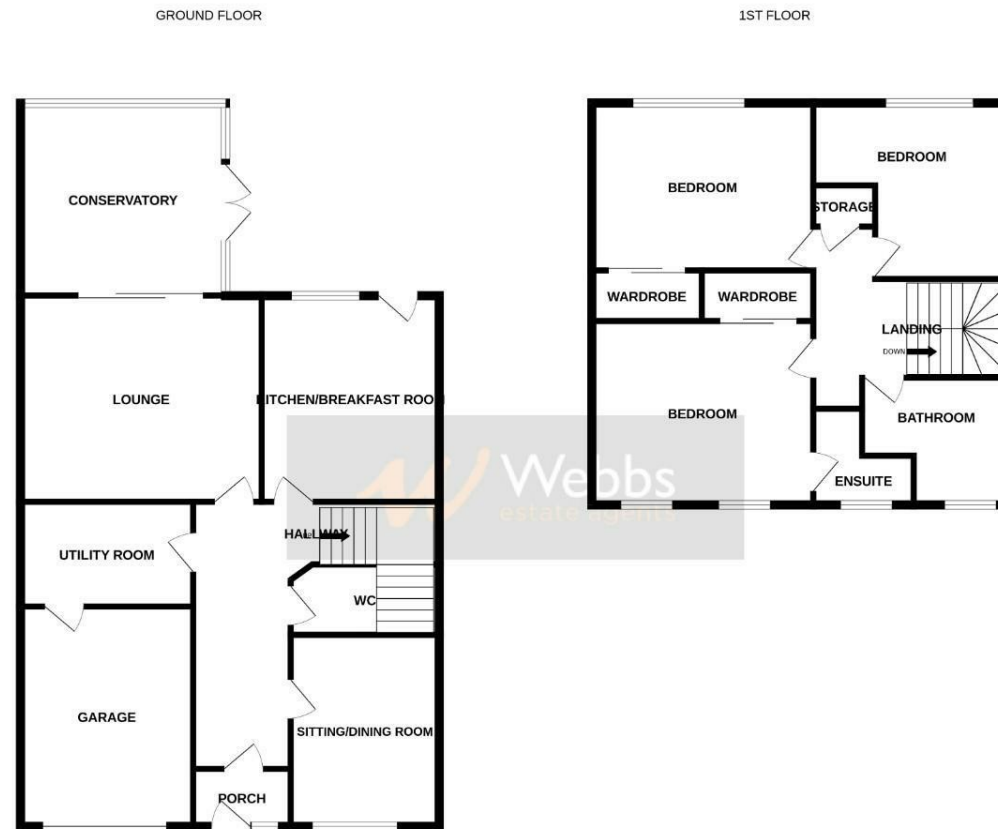
Family Bathroom

8'7" x 7'3" (2.625m x 2.219m)

Identification Checks B

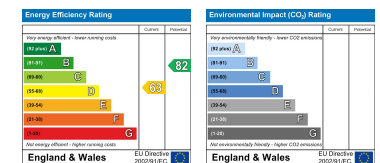






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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