



Lichfield Road | Walsall | WS3 3BJ  
Offers Over £330,000

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# Summary

**\*\*FOUR BEDROOM HOME\*\*TRADITIONAL FEAUTRES\*\*TWO RECPETION ROOMS AND CONSERVATORY\*\*EXTENDED\*\*FITTED KITCHEN\*\*REFITTED BATHROOM\*\*FOUR DOUBLE BEDROOMS\*\*GUEST WC\*\*UTILITY ROOM AND GARAGE\*\*LANDSCAPED FRONT AND REAR GARDEN\*\*VIEWING ESSENTIAL\*\***

This beautifully extended traditional property on Lichfield Road offers a perfect blend of character, space, and modern convenience. Set behind a driveway with a lawned frontage, this charming home provides an inviting first impression. Upon entering, a welcoming porch leads into a stunning hallway, setting the tone for the rest of the home. The lounge, featuring patio doors, seamlessly connects to the conservatory, creating a bright and airy living space. Adjacent to the hallway, the formal dining room also benefits from patio doors that open onto the rear garden, perfect for entertaining. The well-fitted kitchen is positioned at the rear of the property, offering ample storage and workspace. From the conservatory, you access the impressive utility room, complete with a guest WC, a versatile fourth bedroom/study, and convenient internal access to the garage. The first floor boasts three generously sized bedrooms, all beautifully presented, and a refitted family bathroom designed with style and comfort in mind. Outside, the impressive, mature landscaped rear garden provides a private oasis, featuring a paved patio for outdoor dining and a well-maintained lawn, perfect for relaxation or family activities. This stunning home is ideal for those seeking a spacious, traditional property with modern enhancements in a sought-after location.

# Key Features

- STUNNING FOUR BEDROOM HOME
- TWO RECEPTION ROOMS AND CONSERVATORY
- REFITTED BATHROOM
- DRIVEWAY AND GARDEN
- POPULAR LOCATION AND VIEWING IS ESSENTIAL
- HEAVILY EXTENDED AND IMPROVED
- STUNNING KITCHEN
- LANDSCAPED REAR GARDEN
- TRADITIONAL FEATURES
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!!

# Rooms and Dimensions

<b>Porch</b>	
<b>Entrance Hall</b>	
<b>Lounge</b> 17'2" x 11'8" (5.256m x 3.563m)	<b>Garage</b> 13'5" x 10'4" (4.108m x 3.166m)
<b>Dining Room</b> 13'4" x 10'11" (4.079m x 3.344m)	<b>First Floor Landing</b>
<b>Kitchen</b> 12'3" x 8'1" (3.757m x 2.467m)	<b>Bedroom One</b> 13'10" x 10'11" (4.232m x 3.332m)
<b>Conservatory</b> 11'3" x 6'3" (3.437m x 1.917m)	<b>Bedroom Two</b> 11'8" x 8'6" (3.581m x 2.612m)
<b>Utility Room</b> 18'3" x 10'9" (5.576m x 3.292m)	<b>Bedroom Three</b> 11'9" x 8'1" (3.585m x 2.48m)
<b>Bedroom Four/ Study</b> 12'11" x 11'11" (3.938m x 3.644m)	<b>Bathroom</b> 7'8" x 5'4" (2.353m x 1.648m)
	<b>Identification Checks B</b>







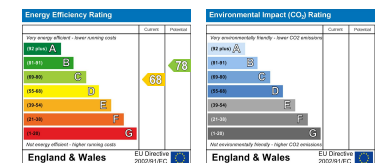
GROUND FLOOR

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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