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**Simmonds Road | Walsall | WS3 3PU**

**Offers Over £310,000**

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# Summary

**\*\*STUNNING THROUGHOUT\*\*EXTENDED THREE BEDROOMS HOME\*\*SHOW HOME STANDARD THROUGHOUT\*\*REFITTED KITCHEN DINER\*\*CONSERVATORY TO THE REAR\*\*GUEST WC\*\*GARAGE AND DRIVEWAY\*\*REFITTED SHOWER ROOM\*\*LANDSCAPED REAR GARDEN\*\*CANAL VIEWS TO THE REAR\*\*VIEWING IS ESSENTIAL\*\***

Situated in a highly sought-after location, this beautifully presented and extensively improved three-bedroom executive-style home on Simmonds Road offers luxurious living with modern upgrades throughout.

To the front, a generous driveway and garage provide ample parking, leading to a welcoming entrance porch and hallway. The spacious lounge features a charming walk-in bay window and an elegant feature fireplace, creating a warm and inviting space to relax.

The heart of the home is the show-stopping, extended, and refitted kitchen diner. Boasting a sleek central island, a range of high-quality integrated appliances, and a stunning skylight, this space is

# Key Features

# Rooms and Dimensions

**Porch**

**Entrance Hall**

**Lounge**

14'10" x 11'9" (4.527m x 3.586m)

**Extended Kitchen Diner**

26'7" x 9'11" (8.121m x 3.031m)

**Guest WC**

4'0" x 2'8" (1.221m x 0.822m)

**Conservatory**

9'6" x 8'9" (2.908m x 2.673m)

**First Floor Landing**

**Bedroom One**

14'10" x 10'3" (4.537m x 3.134m)

**Bedroom Two**

10'0" x 11'10" (3.064m x 3.608m)

**Bedroom Three**

9'6" x 7'2" (2.908m x 2.194m)

**Refitted Shower Room**

7'4" x 5'7" (2.257m x 1.726m)

**Garage**

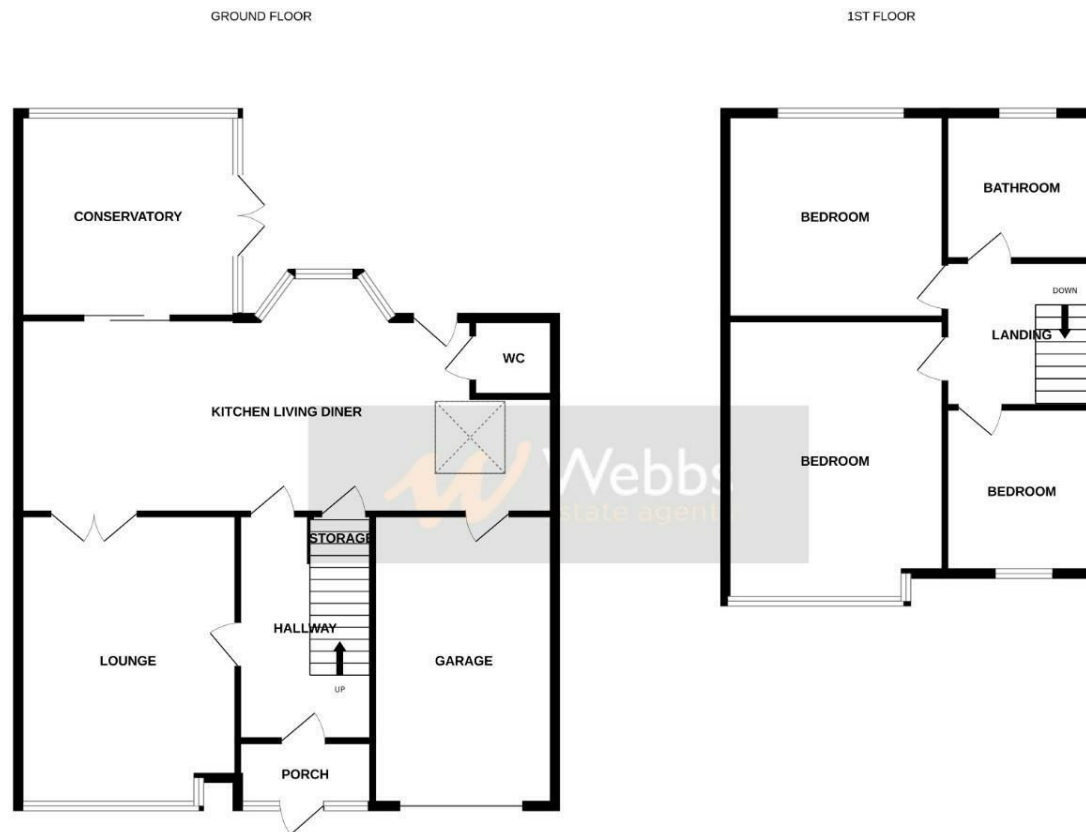
16'1" x 8'1" (4.920m x 2.483m)

**Identification Checks B**



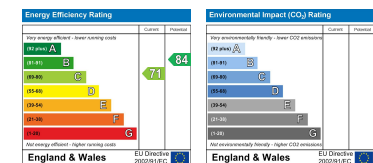






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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