



Lydford Road | Walsall | WS3 3NT  
Offers In Excess Of £300,000

 **Webbs**  
estate agents



## Summary

**\*\*THREE BEDROOM DETACHED HOME\*\*NO ONWARD CHAIN\*\*OPEN PLAN GROUND FLOOR\*\*GUEST WC\*\*DETACHED GARAGE\*\*MATURE FRONT AND REAR GARDEN\*\*THREE GENEROUS BEDROOMS\*\*EXTREMELY POPULAR RESIDENTIAL ESTATE\*\*VIEWING ESSENTIAL\*\***

Situated in a sought-after residential estate, this well-presented three-bedroom detached home is offered with no onward chain, making it an ideal opportunity for families or first-time buyers. To the front, the property features a neatly maintained lawn alongside a driveway that leads to a detached garage, providing ample off-road parking. Step inside to a welcoming entrance hall with a convenient guest WC. The ground floor boasts a spacious and modern open-plan kitchen, living, and dining area, creating a fantastic space for both everyday living and entertaining. Patio doors open directly onto the private rear garden, allowing for an abundance of natural light. Upstairs, the first floor offers three generously sized bedrooms, all served by a well-appointed family bathroom. The rear garden is mature, private, and enclosed, featuring a paved patio area and a well-maintained lawn perfect for relaxing or entertaining. Located in a popular area with excellent local amenities and transport links, this home is not to be missed. Early viewing is highly recommended! Call Webbs on 01922 663399 to secure your viewing today!!!

## Key Features

- THREE BEDROOM DETACHED
- OPEN PLAN
- GUEST WC
- MATURE FRONT AND REAR GARDEN
- VIEWING ESSENTIAL
- NO ONWARD CHAIN
- LIVING KITCHEN DINER
- DETACHED GARAGE AND DRIVEWAY
- POPULAR RESIDENTIAL ESTATE
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!!

## Rooms and Dimensions

### Entrance Hall

### Guest WC

3'1" x 4'1" (0.962m x 1.269m)

### Kitchen

12'0" x 9'6" (3.680m x 2.916m)

### Lounge Diner

12'0" x 9'6" (3.680m x 2.916m)

### Detached Garage

19'3" x 8'1" (5.892m x 2.466m)

### First Floor Landing

### Bedroom One

9'5" x 13'6" (2.888m x 4.133m)

### Bedroom Two

9'1" x 10'7" (2.774m x 3.245m)

### Bedroom Three

8'9" x 9'4" (2.691m x 2.862m)

### Family Bathroom

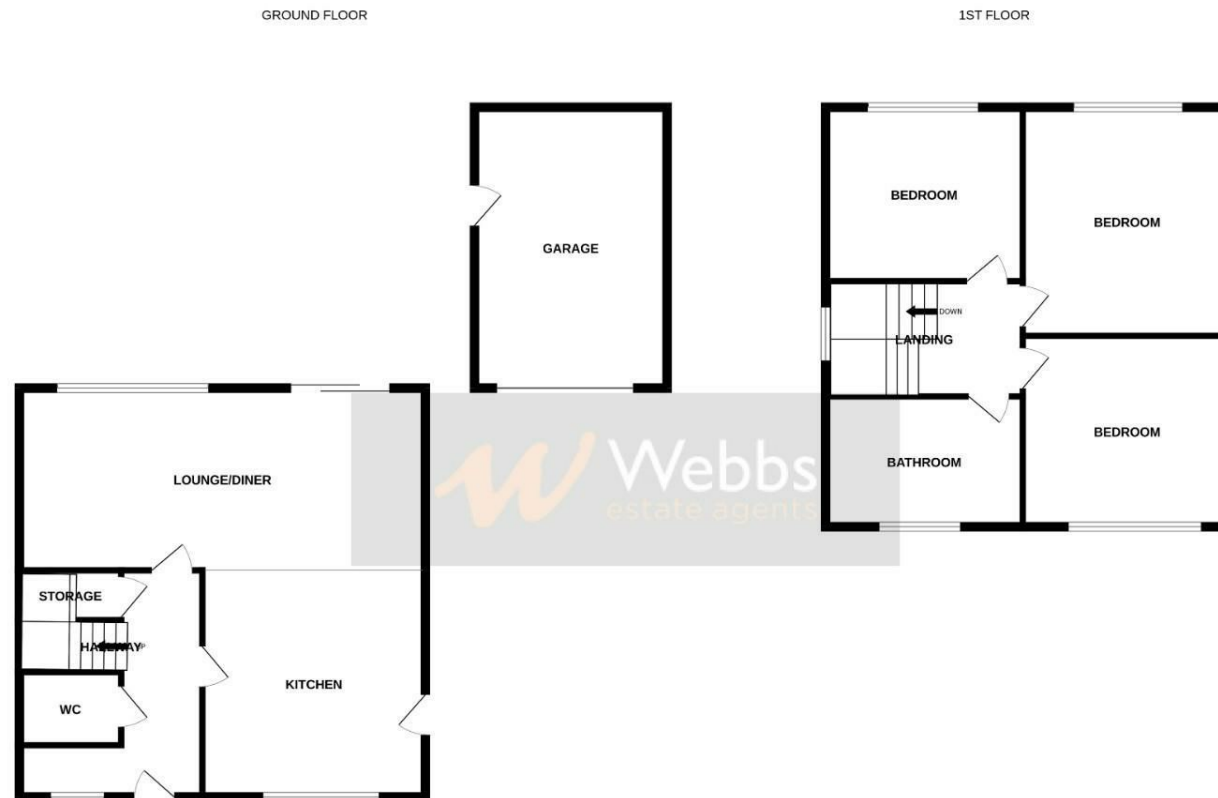
9'0" x 5'11" (2.755m x 1.824m)

### Identification Checks B



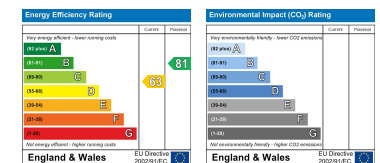






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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