

Irvine Road | Walsall | WS3 2DY
Asking Price £170,000



## **Summary**

Nestled on the desirable Irvine Road in Walsall, this charming semi-detached house presents an excellent opportunity for those seeking a well-maintained home in a popular location. With its close proximity to the town centre and train station, this property is ideal for commuters and families alike, offering easy access to local shops, amenities, and reputable schools.

Upon entering, you are greeted by a welcoming hallway that features a convenient storage cupboard. The spacious lounge diner is perfect for both relaxation and entertaining, providing a comfortable space for family gatherings. The kitchen, seamlessly integrated into the living area, enhances the overall functionality of the home.

The first floor boasts two generous double bedrooms, each offering ample space and natural light, making them perfect for restful nights. The bathroom is well-appointed, catering to the needs of modern living.

Externally, the property features a pleasant enclosed rear garden, complete with a patio seating area, ideal for enjoying the outdoors during warmer months. Additionally, there are two brick-built

## **Key Features**

- WELL MAINTAINED SEMI DETACHED HOME
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- NEW BOILER
- GOOD SCHOOL CATCHMENT
- EARLY VIEWING ADVISED

- TWO GENEROUS DOUBLE BEDROOMS
- ENCLOSED GARDEN
- LARGE LOUNGE DINER
- IDEAL FOR FIRST TIME BUYERS
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!!!

## **Rooms and Dimensions**

**ENTRANCE HALLWAY** 

**LOUNGE DINER** 

19'4" x 10'6" (5.913 x 3.212)

**KITCHEN** 

9'3" x 8'5" (2.840 x 2.569)

**LANDING** 

**BEDROOM ONE** 

16'2" x 9'6" (4.929 x 2.919)

**BEDROOM TWO** 

11'10" x 9'4" (3.621 x 2.845)

**BATHROOM** 

7'1" x 6'1" (2.179 x 1.864)

**ENCLOSED REAR GARDEN** 

**FRONT GARDEN** 

Identification checks - C



















GROUND FLOOR 1ST FLOOR



Whitst 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, prospective purchaser. The services, systems and applicance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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