



Forest Avenue | Walsall | WS3 1EY

£260,000

 **Webbs**
estate agents

Summary

****TRADITIONAL THREE BEDROOM SEMI DETACHED HOME**RENOVATED THROUGHOUT**TWO RECEPTION ROOMS**CONSEVATORY TO THE REAR**UTILITY ROOM**GARAGE**FITTED KITCHEN**GUEST WC**THREE GENEROUS BEDROOMS**FITTED BATHROOM**POPULAR LOCATION**SOUTH FACING REAR GARDEN****

Webbs Estate Agents are pleased to bring to market this much improved traditional three bedroom semi detached home offering convenience and space inside and out. This home boasts being located in a popular location close to all local amenities including shops, schools, road and transport links.

In brief this home offers: entrance porch, hall with under stairs storage, two reception rooms, fitted kitchen, conservatory, guest WC which could be a downstairs shower room, separate utility room and garage.

On the first floor there are three generous bedrooms and fitted bathroom.

Externally to the front is the drive and garden area. To the rear is a generous private and enclosed rear garden that is mainly paved and decked patio area. Call Webbs on 01922 663399 to secure your viewing today!!!

Key Features

- TRADITIONAL THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- UTILITY ROOMS
- LARGE REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- RENOVATED AND IMPROVED THROUGHOUT
- CONSEVATORY TO THE REAR
- GUEST WC
- DRIVEWAY AND GARAGE
- CALL WEBBS ON 01922663399

Rooms and Dimensions

Identification Checks

Entrance Porch

Hall

Lounge/Diner

12'3" x 11'3" (3.737m x 3.454m)

Rear Reception Room

14'7" x 11'3" (4.451m x 3.454m)

Conservatory

14'9" x 8'4" (4.501m x 2.558m)

Kitchen

8'9" x 9'4" (2.691m x 2.855m)

Guest WC and store room

Utility Room

Garage

7'2" x 13'7" (2.191m x 4.150m)

First Floor Landing

Bedroom One

15'10" x 10'1" (4.842m x 3.093m)

Bedroom Two

10'1" x 8'7" (3.074m x 2.629m)

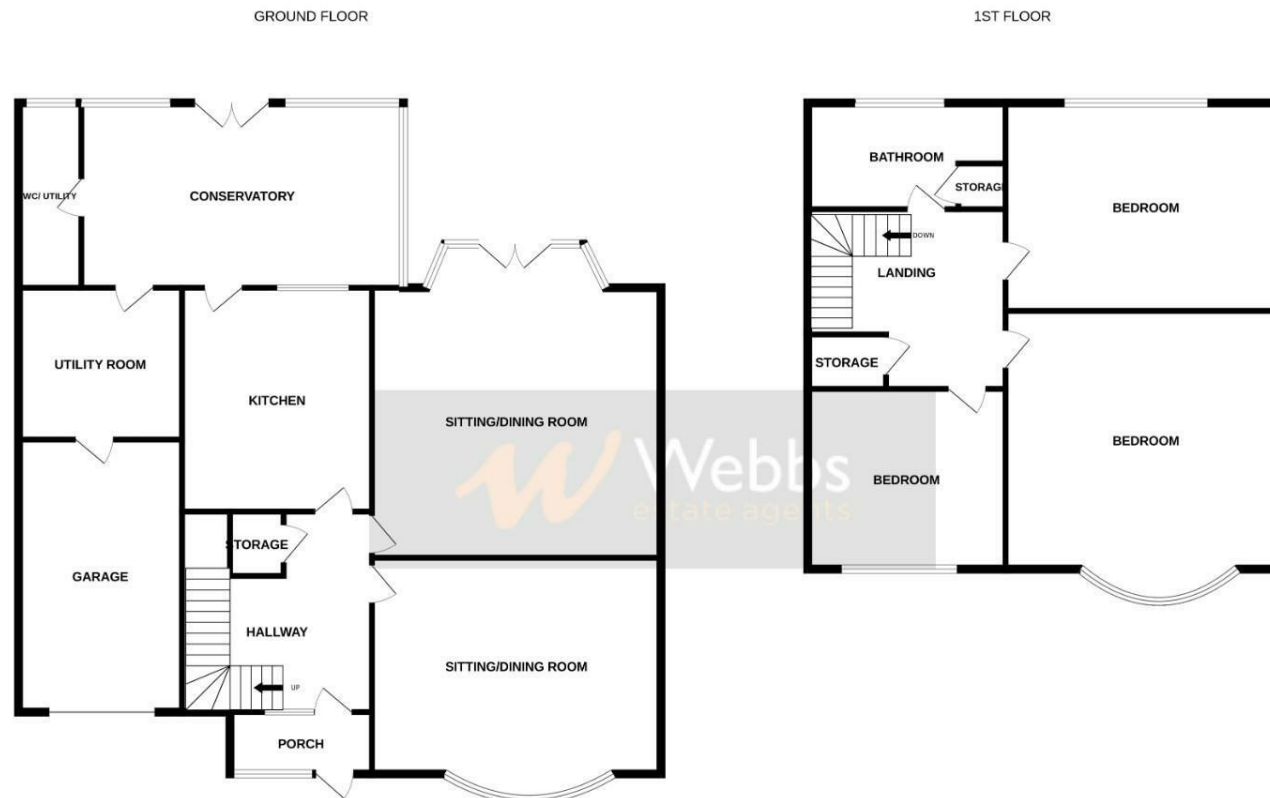
Bedroom Three

8'9" x 9'6" (2.691m x 2.900m)

Family Bathroom

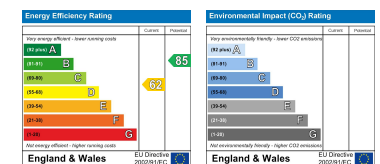






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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