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Trent Road | Walsall | WS3 4DQ

Asking Price £235,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM SEMI DETACHED HOME**KITCHEN DINER**GENEROUS PLOT**DRIVE AND GARAGE**FITTED KITCHEN**FITTED BATHROOM**PERFECT FIRST TIME BUY** POTENTIAL TO EXTENED FURTHER STPP** POPULAR LOCATION**VIEWING ESSENTIAL****

Nestled in the sought-after area of Trent Road, Walsall, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property is ideally located, offering easy access to local shops, schools, and transport links, making it a convenient choice for everyday living. Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation and entertaining. The kitchen diner is a delightful space, ideal for family meals and gatherings. The first floor boasts three generous bedrooms, providing ample space for rest and privacy, along with a fitted family bathroom that caters to all your needs. Externally, the property features a well-maintained front garden with a driveway, ensuring off-road parking for your convenience. The side driveway adds further accessibility. At the rear, you will find a large landscaped garden, predominantly laid to lawn, complemented by a patio area that is perfect for outdoor dining and enjoying the sunshine. This home has been thoughtfully improved by its current owner, yet it still offers potential for further extension to the side and rear, subject to the necessary planning permissions. This property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to make this lovely home your own.

Key Features

- THREE BEDROOM SEMI DETACHED HOME
- KITCHEN DINER
- POTENTIAL TO EXTENDED FURTHER STPP
- FITTED BATHROOM
- POPULAR LOCATION
- DRIVEWAY AND GARAGE
- SEPARATE LOUNGE
- THREE GENEROUS BEDROOMS
- GENEROUS LANDSCAPED REAR GARDEN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399!!!!

Rooms and Dimensions

Entrance Hall

Lounge

12'7" x 14'0" (3.842m x 4.276m)

Kitchen Diner

15'8" 10'11" (4.798m 3.346)

First Floor Landing

Bedroom One

12'9" 9'1" (3.903m 2.782m)

Bedroom Two

9'2" 10'3" (2.804m 3.133m)

Bedroom Three

6'3" 9'6" (1.921m 2.909m)

Family Bathroom

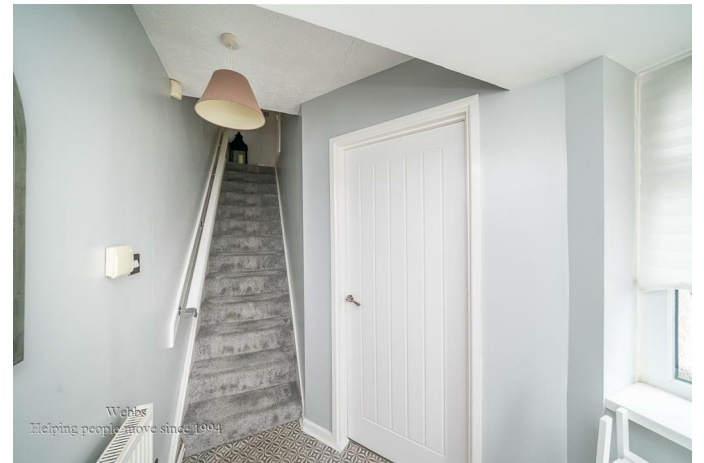
5'5" 5'11" (1.674m 1.806m)

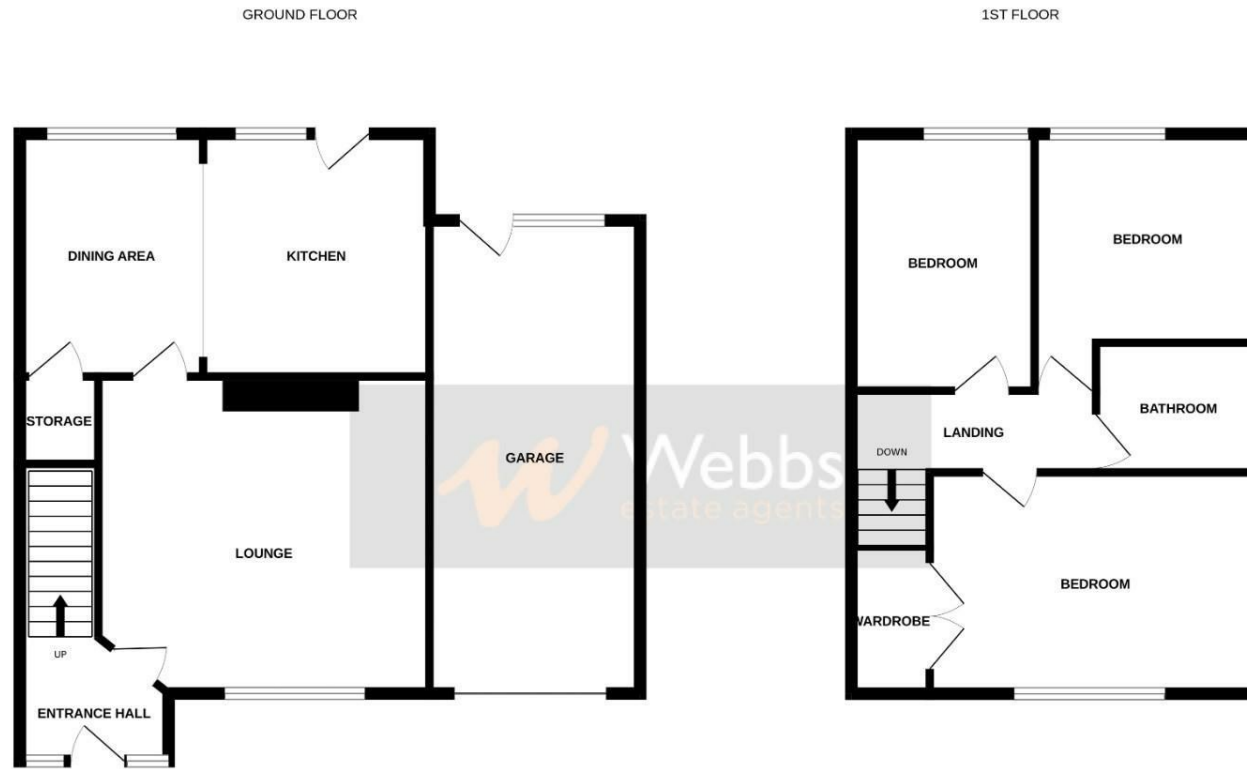
Garage

21'9" x 6'11" (6.630m x 2.131m)

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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---------|
| Energy Efficiency | Current | Environmental Impact | Current |
| <p>Key energy efficiency - lower energy costs</p> <p>100-120 kWh/m²/yr A</p> <p>80-100 kWh/m²/yr B</p> <p>60-80 kWh/m²/yr C</p> <p>40-60 kWh/m²/yr D</p> <p>20-40 kWh/m²/yr E</p> <p>10-20 kWh/m²/yr F</p> <p>0-10 kWh/m²/yr G</p> | | <p>Key environmental impact - lower CO₂ emissions</p> <p>100-120 g/m²/yr A</p> <p>80-100 g/m²/yr B</p> <p>60-80 g/m²/yr C</p> <p>40-60 g/m²/yr D</p> <p>20-40 g/m²/yr E</p> <p>10-20 g/m²/yr F</p> <p>0-10 g/m²/yr G</p> | |
| England & Wales | | EU Directive 2002/91/EC | |

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