



Webbs

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Broad Lane | Springhill | WV11 2RG

Asking Price £275,000

 **Webbs**
estate agents

Summary

** HEAVILY EXTENDED THREE BEDROOM HOME ** LARGE PLOT ** OPEN VIEWS TO THE REAR ** CONSERVATORY ** MATURE GARDENS ** POPULAR LOCATION ** VIEWING ESSENTIAL ** POTENTIAL TO EXTENDED FURTHER SUBJECT TO PLANNING ** PERFECT FAMILY HOME **

WEBBS ESTATE AGENTS are pleased to present this deceptively spacious three-bedroom semi-detached house, which offers an excellent opportunity for families seeking a comfortable and versatile living space. The property is conveniently located near a variety of local amenities, including shops and essential road links, making it an ideal choice for those who value accessibility. Upon entering, you are welcomed by a generous entrance hall that leads to a guest WC, ensuring convenience for both residents and visitors. The dual-aspect lounge diner is a bright and airy space, perfect for family gatherings or entertaining guests, and features a lovely conservatory that opens to the rear garden, allowing for an abundance of natural light.

The extended kitchen diner is designed with family living in mind, providing ample space for cooking and dining. Additionally, the garage and utility area offer practical storage solutions, enhancing the functionality of the home. On the first floor, you will find three generously sized bedrooms, each offering a comfortable retreat for family members. The large family bathroom is well-appointed, catering

Key Features

- HEAVILY EXTENDED THREE BEDROOM HOME
- GENEROUS MATURE PLOT
- PERFECT FAMILY HOME
- POTENTIAL TO EXTENDED FURTHER STPP
- POTENTIAL TO IMPROVE
- POTENTIAL TO IMPROVE THROUGHOUT
- OPEN VIEWS TO THE REAR
- DESIRABLE LOCATION
- VIEWING ESSENTIAL
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Entrance Porch

Hall

Lounge Diner

33'6" x 9'10" (10.211m x 3.017m)

Conservatory

10'1" x 10'6" (3.083m x 3.216m)

Kitchen

13'5" x 14'6" (4.099m x 4.426m)

Guest WC

2'2" x 6'6" (0.684m x 1.982m)

Garage/ Utility Area

20'7" x 6'1" (6.290m x 1.868m)

First Floor Landing

Bedroom One

13'4" x 16'11" (4.083m x 5.163m)

Bedroom Two

15'3" x 9'3" (4.649m x 2.838m)

Bedroom Three

11'11" x 8'2" (3.651m x 2.505m)

Family Bathroom

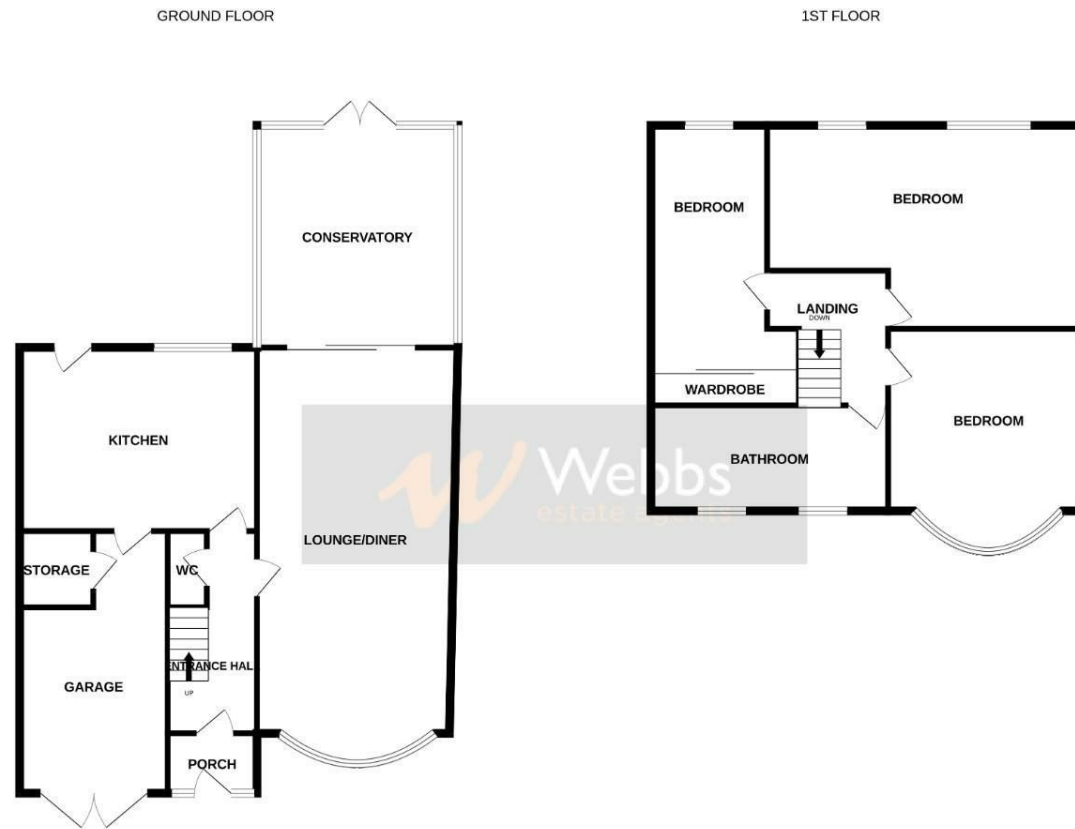
10'1" x 5'4" (3.086m x 1.642m)

Identification Checks B

Agent Note

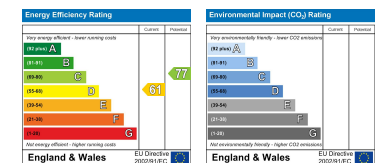






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

