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Summary

IMPROVED THREE BEDROOM HOMEKITCHEN DINER**GUEST WC**UTILITY/STORE ROOM**GENEROUS PLOT**BACKS ONTO CANAL**SEPERATE LOUNGE**REFITTED SHOWER ROOM**POPULAR LOCATION**VIEWING ESSENTIAL**

Nestled in the sought-after area of Abbotts Street, Walsall, this beautifully improved three-bedroom semi-detached home is an ideal choice for families seeking comfort and convenience. The property boasts a welcoming drive leading to the entrance porch, which opens into a spacious hallway. The lounge features a charming bay window that fills the room with natural light, creating a warm and inviting atmosphere.

Beyond the lounge, you will find an open-plan kitchen and living diner, perfect for family gatherings and entertaining guests. The property also includes a practical utility/store room and a separate guest WC, enhancing the functionality of the home. The inner hallway provides easy access to the side of the house, adding to the overall convenience.

On the first floor, the three generous bedrooms offer ample space for relaxation and rest, while the refitted shower room adds a touch of modernity to the home. Step outside to discover a private and enclosed landscaped rear garden, designed for both leisure and enjoyment. The garden features a generous patio area, perfect for al fresco dining, alongside

Key Features

- MUCH IMPROVED THREE BEDROOM HOME
- UTILITY/STORE ROOM WITH GUEST WC
- REFITTED SHOWER ROOM
- LANDSCAPED REAR GARDEN
- BACKS ONTO CANAL SIDE WITH ACCESS
- OPEN PLAN KITCHEN DINER
- THREE GENEROUS BEDROOMS
- LARGE PLOT
- DETACHED WORKSHOP
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Rooms and Dimensions

Porch

Entrance Hall

Lounge

15'0" x 14'9" into bay (4.585m x 4.510m into bay)

Kitchen Diner

21'1" x 10'2" (6.450m x 3.101m)

Utility/Store Room

10'3" x 9'8" (3.144m x 2.950m)

Inner Hall

Guest WC

5'1" x 2'9" (1.555m x 0.854m)

First Floor Landing

Bedroom One

14'9" x 11'10" (4.518m x 3.621m)

Bedroom Two

14'9" x 8'11" (4.511m x 2.735m)

Bedroom Three

6'6"/3031'5" x 6'11" (2.924m x 2.117m)

Shower Room

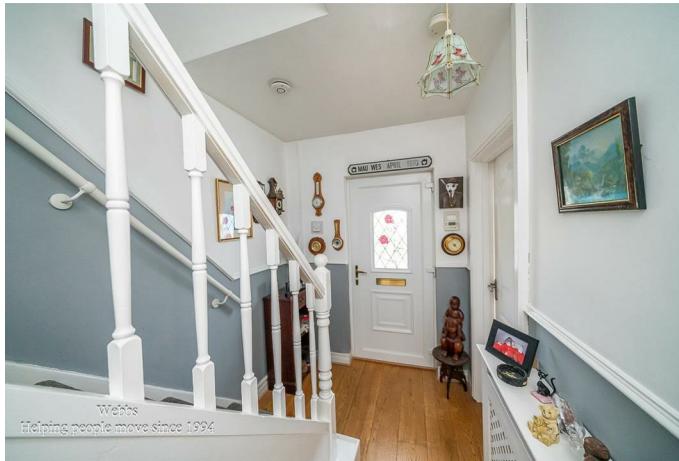
7'3" x 5'4" (2.227m x 1.650m)

Workshop

19'4" x 10'7" (5.894m x 3.226m)

Identification Checks B







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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Band A	B		Band A	C	
Band B	C		Band B	D	
Band C	D		Band C	E	
Band D	E		Band D	F	
Band E	F		Band E	G	
Band F	G		Band F	H	
All energy efficient - lower running costs			All environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		