



Leighswood Avenue | Walsall | WS9 8BB

Offers In The Region Of £595,000

 **Webbs**
estate agents

Summary

*** STUNNING DETACHED HOME ** BEAUTIFULLY PRESENTED ** NEWLY FITTED KITCHEN ** THREE DOUBLE BEDROOMS ** THREE RECEPTION ROOMS ** FAMILY BATHROOM & WETROOM ** SIZEABLE REAR GARDEN ***

WEBBS ESTATE AGENTS are delighted to bring to market this STUNNING DETACHED THREE BEDROOM DOUBLE FRONTED family home on Leighswood Avenue, a popular residential location in close proximity to an array of local amenities including schools, shops and superb transport links.

Internally comprising of an entrance hallway, lounge, sitting room, modern refitted kitchen, spacious family room and newly fitted wet room on the ground floor. Upstairs features a landing, THREE bedrooms and family bathroom.

Externally you will find ample off road parking to the front via the block paved driveway, single detached garage and a sizeable fully enclosed rear garden which is mainly laid to lawn with spacious patio areas, a perfect entertaining space.

A truly fabulous dwelling, ideal for a family and offering potential to extended to the side STPP (Subject to Planning Permission.)

Call us TODAY to arrange your early viewing and avoid missing out.

Key Features

- STUNNING DETACHED HOME
- THREE RECEPTION ROOMS
- MODERN KITCHEN
- DETACHED GARAGE
- ENCLOSED SIZEABLE REAR GARDEN
- THREE BEDROOMS
- FAMILY BATHROOM & WET ROOM
- EXTREMELY WELL PRESENTED
- DRIVEWAY
- VIEWING HIGHLY ADVISED

Rooms and Dimensions

- Ground Floor -

Entrance Hall

Lounge

14'3 x 11'4 (4.34m x 3.45m)

Sitting Room

11'3 x 9'2 (3.43m x 2.79m)

Kitchen

19'8 x 10'11 (5.99m x 3.33m)

Family Room/Diner

20'3 x 12'11 (6.17m x 3.94m)

Wet Room

- First Floor -

Landing

Bedroom One

14'4 x 11'5 (4.37m x 3.48m)

Bedroom Two

11'7 x 11'1 (3.53m x 3.38m)

Bedroom Three

11'1 x 7'10 (3.38m x 2.39m)

Family Bathroom

9'2 max x 6'8 (2.79m max x 2.03m)

- Externally -

Driveway

Detached Garage

17'9 x 8' (5.41m x 2.44m)

Enclosed Sizeable Rear Garden

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES





GROUND FLOOR

1ST FLOOR



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	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year 120-135 kWh/m ² /year 135-150 kWh/m ² /year 150-180 kWh/m ² /year 180-250 kWh/m ² /year 250-350 kWh/m ² /year 350+ kWh/m ² /year G	66	Best environmental impact - lower CO ₂ emissions 100-120 g/m ² /year 120-140 g/m ² /year 140-160 g/m ² /year 160-180 g/m ² /year 180-200 g/m ² /year 200-250 g/m ² /year 250-300 g/m ² /year 300+ g/m ² /year G	79
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC