



Leighswood Avenue | Walsall | WS9 8BB

Offers In The Region Of £595,000



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





The floor plan shows a house with the following layout:

- SITTING ROOM/SNUG**: Located on the left side, adjacent to the lounge.
- WETROOM**: Located between the sitting room and the lounge.
- LOUNGE**: Located at the bottom left, featuring a fireplace on the left wall.
- FAMILY ROOM**: Located at the top right, featuring a fireplace on the top wall and a bay window.
- STORAGE**: A small room located between the wetroom and the kitchen/diner.
- CLIPBOARD**: A small room located between the wetroom and the hallway.
- HALLWAY**: A central hallway with a staircase and a door labeled "UP".
- KITCHEN/DINER**: Located on the right side, featuring a large island and a bay window.

Floor plan of the first floor. The layout includes a central landing with a staircase labeled 'DOWN'. The landing is surrounded by a Bathroom, three Bedrooms, and a large open area on the left. A large 'ebbs' watermark is visible on the left side.

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.

