



The Leasow | Walsall | WS9 0EF

Offers Over £345,000

 **Webbs**
estate agents

Summary

A most imposing and attractive traditional 3 bedroom semi detached property, having been extensively improved upon by the present owner, to include the addition of stylish modern fittings, provides an excellent standard of superbly spacious and exceptionally versatile living accommodation, which is ideal as a family home.

The particularly well presented and maintained living space, which benefits from gas fired radiator heating and double glazed windows, boasts many fine features including: spacious and inviting entrance hall, charming front lounge, outstanding kitchen, dining room, downstairs WC, three bedrooms and a well appointed bathroom.

Situated within the established and highly popular residential area of Aldridge, convenient for good local schooling and amenities, the property stands well back from this sought after road behind a lawned fore garden and is approached via a substantial block paved driveway providing useful off road parking for a number of cars, whilst to the rear is located a delightfully mature garden providing a most pleasant outlook and back drop.

Key Features

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE
- WELCOMING HALLWAY WITH GUEST WC OFF
- LIGHT AND AIRY LOUNGE AND SEPARATE DINING ROOM
- NEATLY TENDED REAR GARDEN
- INTERNAL INSPECTIONS HIGHLY ADVISED!
- POPULAR RESIDENTIAL LOCATION
- BEAUTIFULLY APPOINTED KITCHEN
- THREE BEDROOMS AND BATHROOM
- AMENITIES, SCHOOLS AND TRANSPORT LINKS NEARBY

Rooms and Dimensions

Entrance Porch

Entrance Hall

Guest WC

Lounge

13'11" x 11'04" (4.24m x 3.45m)

Dining Room

15'07" x 10'04" (4.75m x 3.15m)

Kitchen

18'04" x 14'02" (5.59m x 4.32m)

Landing

Bedroom One

16'01" x 11'06" (4.90m x 3.51m)

Bedroom Two

10'05" x 11'05" (3.18m x 3.48m)

Bedroom Three

8'06" x 7'00" (2.59m x 2.13m)

Family Bathroom

Front of Property

Rear of Property







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	Potential	Current	Potential
Energy Efficiency Rating: A 100-109 kWh/m ² /year 105-114 kWh/m ² /year 115-129 kWh/m ² /year 130-149 kWh/m ² /year 150-179 kWh/m ² /year 180-249 kWh/m ² /year 250+ kWh/m ² /year	Energy Efficiency Rating: B 81-100 kWh/m ² /year 61-80 kWh/m ² /year 41-60 kWh/m ² /year 21-40 kWh/m ² /year 1-20 kWh/m ² /year	Environmental Impact (CO ₂) Rating: B 100-110 g/m ² /year 80-99 g/m ² /year 60-79 g/m ² /year 40-59 g/m ² /year 20-39 g/m ² /year 1-19 g/m ² /year	Environmental Impact (CO ₂) Rating: A 10-19 g/m ² /year 1-9 g/m ² /year
71	87		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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