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**Bell Heather Road | Clayhanger, Walsall | WS8 7RB**

**Offers In The Region Of £265,000**

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estate agents



# Summary

\*\* FABULOUS SEMI DETACHED FAMILY HOME \* POPULAR LOCATION \*\* VIEWING ADVISED \*\* THREE BEDROOMS \*\* FAMILY BATHROOM  
\*\* SPACIOUS LOUNGE DINER \*\* CONSERVATORY \*\* BREAKFAST KITCHEN \*\* STUDY / UTILITY AREA (GARAGE CONVERSION \*\* PRIVATE DRIVEWAY \*\* LANDSCAPED REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering this well-presented semi-detached family home, situated in a popular location, being close to all local amenities, shops and schools. Briefly comprising: through hallway, breakfast kitchen, lounge diner, conservatory, study/utility area (part garage conversion). To the first floor, the landing leads to three bedrooms and a family bathroom. Externally there is a private driveway and landscaped rear garden. VIEWING IS ADVISED!

# Key Features

- MODERN SEMI DETACHED HOME
- POPULAR LOCATION
- FAMILY BATHROOM
- BREAKFAST KITCHEN, STUDY / UTILITY AREA
- UPVC DOUBLE GLAZING
- VIEWING ADVISED
- THREE GOOD SZIED BEDROOMS
- LOUNGE DINER, CONSERVATORY
- PRIVATE DRIVEWAY & LANDSCAPED GARDENS
- GAS CENTRAL HEATING

# Rooms and Dimensions

## THROUGH HALLWAY

## LOUNGE

17'11" x 14'2" (5.48m x 4.34m )

## CONSERVATORY

11'0" x 12'9" (3.37m x 3.91m)

## KITCHEN

6'4" x 10'0" (1.95m x 3.05m)

## UTILITY / STUDY (PART GARAGE CONVERSION)

8'0" x 11'8" (2.45m x 3.57m)

## LANDING

## BATHROOM

8'4" x 7'10" (2.56m x 2.41m)

## BEDROOM 1

9'3" x 11'8" (2.84m x 3.58m)

## BEDROOM 2

10'2" x 8'9" (3.12m x 2.69m)

## BEDROOM 3

8'11" x 6'11" (2.74m x 2.13m)

## PARKING

## COAL MINING

## CONNECTIVITY:

## PROPERTY TYPE & CONSTRUCTION

## ROOMS

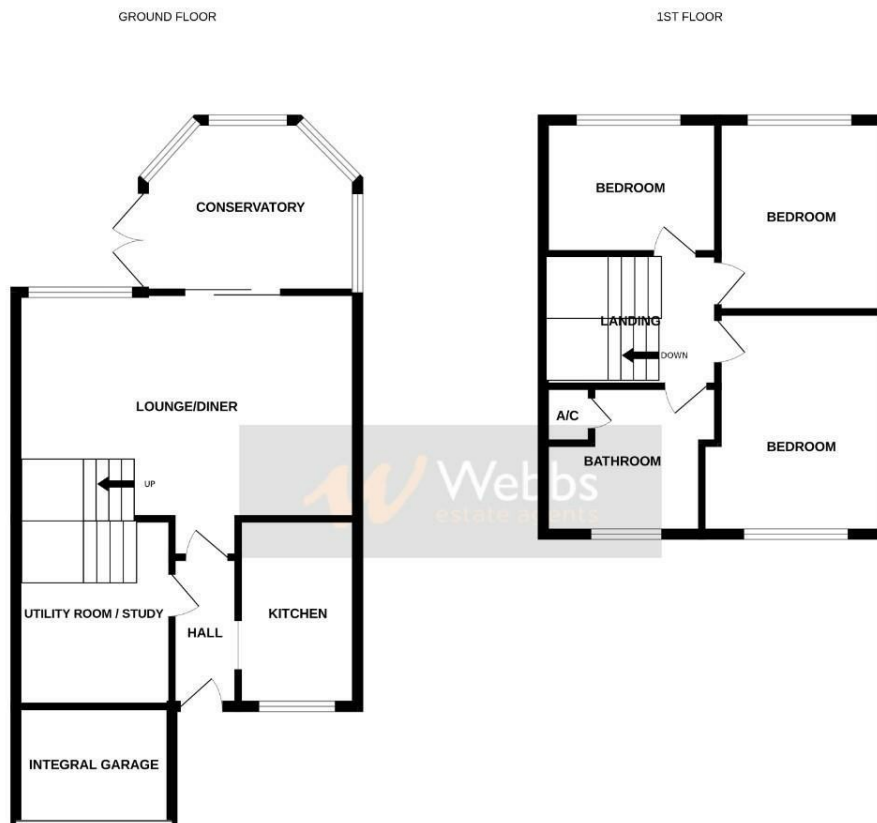
## UTILITIES

## Identification Checks



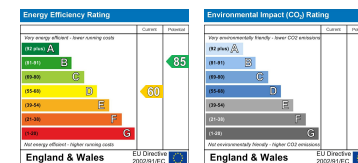






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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