



St. Johns Close | Walsall Wood, Walsall | WS9 9NH

Offers In The Region Of £275,000



Summary

**** WOW ** HEAVILY EXTENDED FAMILY HOME ** INTERNAL VIEWING IS ESSENTIAL ** POPULAR LOCATION ** BACKING ONTO CANALSIDE ** THREE GOOD SIZED BEDROOMS ** GENEROUS EXTEND FAMILY BATHROOM ** KITCHEN ** SPACIOUS LOUNGE DINER ** DINING ROOM ** PRIVATE REAR GARDEN ** GARAGE ** FORE GARDEN & DRIVEWAY ** UPVC DOUBLE GLAZED WINDOWS ** GAS CENTRAL HEATING THROUGHOUT ****

Webbs Estate Agents have pleasure in offering this VERY WELL PRESENTED & HEAVILY EXTENDED family home, situated in a popular location, being close to all local amenities, shops and schools. Briefly comprises a through hallway, kitchen, spacious lounge, extended dining room and guest WC. On the first floor, the landing leads to the family bathroom and three bedrooms with the master bedroom offering a generous dressing area. Externally there is a private driveway, fore garden, garage and generous landscaped rear garden backing onto the canalside. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Key Features

- EXTENDED SEMI DETACHED HOME
- INTERNAL VIEWING IS ESSENTIAL
- POPULAR LOCATION
- VERY WELL PRESENTED THROUGHOUT
- DECEPTIVELY SPACIOUS

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

BREAKFAST KITCHEN

12'11" x 8'11" max (3.94m x 2.74 max)

SPACIOUS LOUNGE

15'7" x 13'6" (4.75m x 4.14m)

EXTENDED DINING ROOM

11'10" x 11'1" (3.63m x 3.38m)

GUEST WC

LANDING

BEDROOM ONE

23'11" x 14'9" (7.29m x 4.50m)

BEDROOM TWO

15'1" x 9'3" (4.60m x 2.84m)

BEDROOM THREE

10'2" x 6'0" (3.10m x 1.85m)

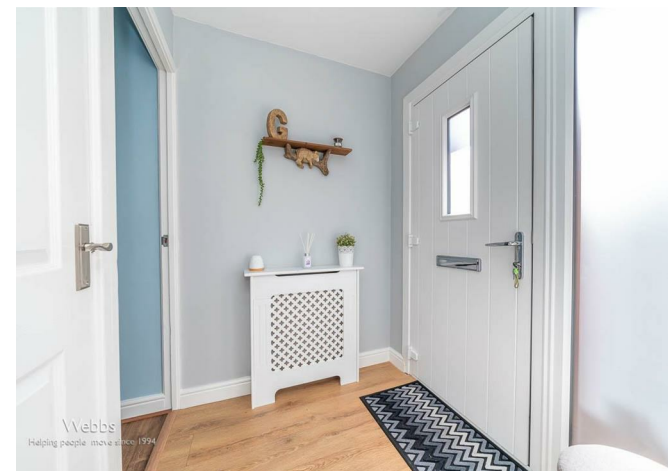
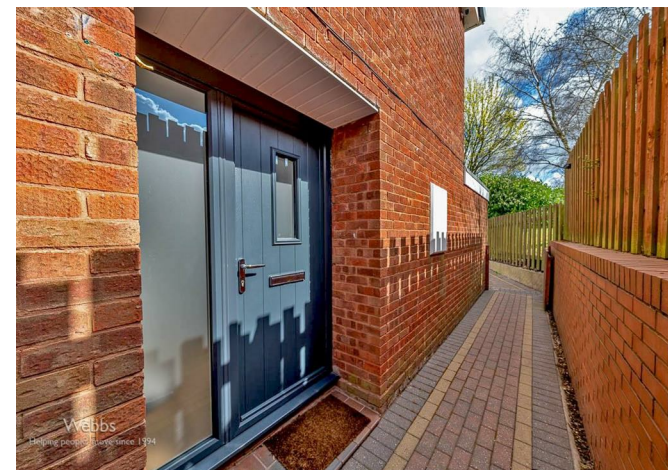
EXTENDED FAMILY BATHROOM

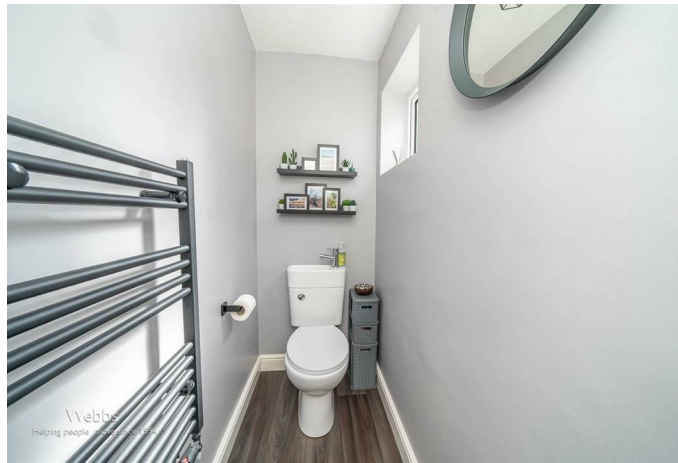
12'11" x 6'2" (3.94m x 1.89m)

GARAGE

FRONT & REAR GARDENS

DRIVEWAY







This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

First Floor

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	
Rate	Score	Rate	Score
Very Energy Efficient - lower energy costs		Very Low Environmental Impact - lower CO ₂ emissions	
A	92-100	A	10-20
B	81-91	B	21-30
C	69-80	C	31-40
D	55-68	D	41-50
E	39-54	E	51-60
F	21-38	F	61-70
G	1-20	G	71-80
Not Energy Efficient - higher energy costs		High Environmental Impact - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC