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Barns Lane | Rushall, Walsall | WS4 1HH

Offers Over £250,000

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Summary

** EXTENDED FAMILY HOME ** THREE BEDROOMS ** BATHROOM & SHOWER ROOM ** GENEROUS LOUNGE DINER ** CONSERVATORY ** STUDY ** KITCHEN ** UTILITY AREA ** SHOWER ROOM ** SUBSTANTIAL LANDSCAPED GARDENS ** GENEROUS OUTBUILDINGS ** PRIVATE DRIVEWAY ** IDEAL FOR LOCAL AMENITIES ** EARLY VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to offer for sale a well-presented and extended home situated in a popular location for all local amenities, school catchments and transport links, and sits on a generous plot. In brief, consists of an entrance porch, through hallway, spacious lounge diner, conservatory, study, kitchen, utility room and shower room. On the first floor, there are three bedrooms and a family bathroom, externally this property has a STUNNING well-stocked landscaped rear garden of generous proportions with outbuildings and ample off-road parking via a private driveway

Key Features

- SPACIOUS SEMI DETACHED HOME
- VIEWING ADVISED
- SPACIOUS LOUNGE DINER
- KITCHEN, UTILITY ROOM & SHOWER ROOM
- PRIVATE DRIVEWAY
- POPULAR LOCATION
- THREE BEDROOMS & FAMILY BATHROOM
- CONSERVATORY & STUDY
- GENEROUS LANDSCAPED GARDENS
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE PORCH

THROUGH HALLWAY

LOUNGE DINER

21'1" x 12'0" (6.43m x 3.68m)

CONSERVATORY

12'9" x 7'3" (3.91m x 2.23m)

KITCHEN

11'5" x 7'10" (3.48m x 2.39m)

UTILITY ROOM

STUDY

8'0" x 7'6" (2.44m x 2.29m)

SHOWER ROOM

LANDING

BEDROOM ONE

12'5" x 12'2" (3.81m x 3.71m)

BEDROOM TWO

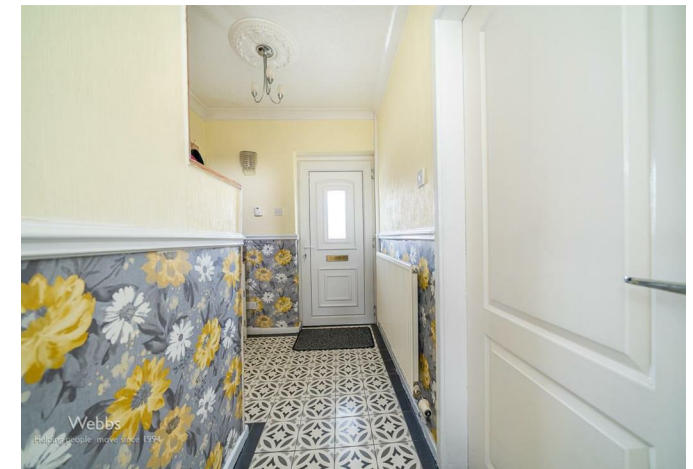
10'5" x 8'11" (3.20m x 2.74m)

BEDROOM THREE

9'2" x 6'7" (2.80m x 2.03m)

FAMILY BATHROOM

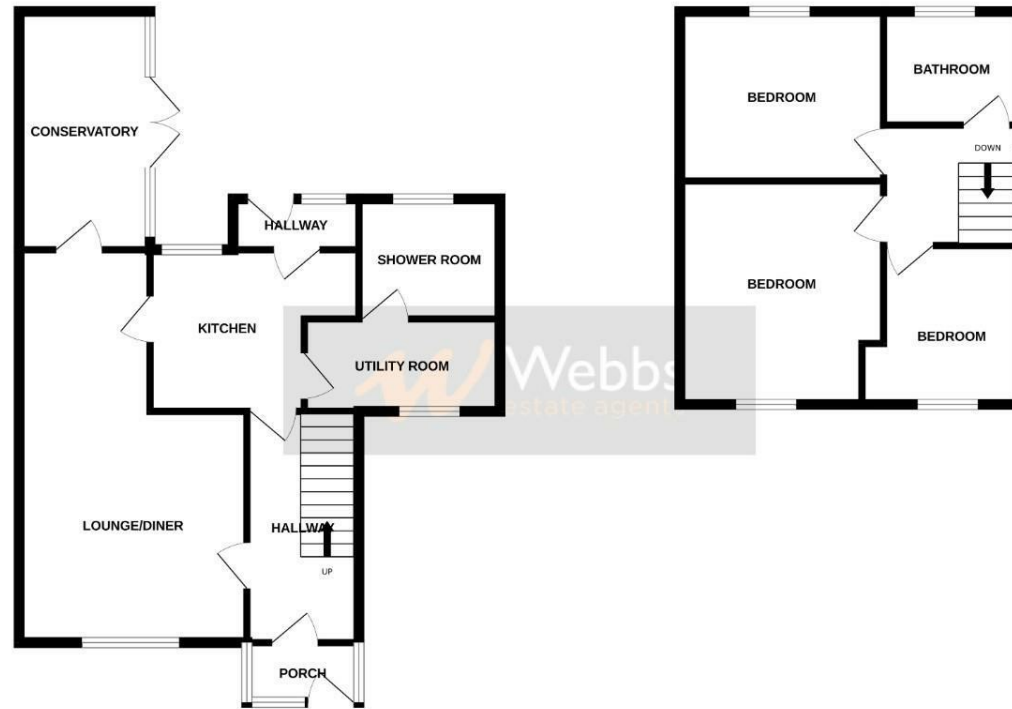
GENEROUS LANDSCAPED GARDENS





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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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
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 kWh/m²/year A</p> <p>125-150 kWh/m²/year B</p> <p>150-175 kWh/m²/year C</p> <p>175-200 kWh/m²/year D</p> <p>200-225 kWh/m²/year E</p> <p>225-250 kWh/m²/year F</p> <p>250-300 kWh/m²/year G</p>	<p>84</p>	<p>Key Average Energy Cost - lower CO₂ emissions</p> <p>100-125 kWh/m²/year A</p> <p>125-150 kWh/m²/year B</p> <p>150-175 kWh/m²/year C</p> <p>175-200 kWh/m²/year D</p> <p>200-225 kWh/m²/year E</p> <p>225-250 kWh/m²/year F</p> <p>250-300 kWh/m²/year G</p>	<p>69</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>

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