

Delves Crescent | Walsall | WS5 4LR £350,000



# **Summary**

\*\* TRADITIONAL SEMI DETACHED HOME \*\* EXTENDED AND IMPROVED THROUGHOUT \*\* NO ONWARD CHAIN \*\* FOUR BEDROOMS \*\* SPACIOUS MAIN THROUGH LIVING ROOM
\*\* MODERN OPEN PLAN KITCHEN/DINING ROOM \*\* DOWNSTAIRS SHOWER ROOM/WC \*\* MODERN FIRST FLOOR BATHROOM \*\* USEFUL SIDE STORAGE ROOM AND LARGE
UTILITY ROOM \*\* PRIVATE REAR GARDEN \*\* EXCELLENT LOCATION \*\* AMPLE OFF ROAD PARKING \*\* VIEWING IS STRONGLY ADVISED TO AVOID DISAPOINTMENT \*\*

Webbs Estate Agents are pleased to offer for sale this traditional semi-detached home that has been improved and extended to create a generously sized family home. In brief, consisting of an entrance hallway, through living room, modern open plan kitchen/dining room, downstairs shower room/WC, side store room and large utility room. On the first floor there are four bedrooms and a family bathroom, externally this property has a generous front driveway and large private mature rear garden. The property has excellent school catchments and ideal for transport links. EARLY VIEWING WILL BE ESSENTIAL TO AVOID DISAPPOINTMENT.

# **Key Features**

- EXTENDED TRADITIONAL SEMI DETACHED HOME
- IMPROVED AND WELL MAINTAINED THROUGHOUT
- MODERN OPEN OPEN PLAN KITCHEN/DINING ROOM
- FOUR GOOD SIZED BEDROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING

- NO ONWARD CHAIN
- SPACIOUS THROUGH LIVING ROOM
- MODERN DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM
- FANTASTIC SIDE STORAGE ROOM AND LARGE UTILITY ROOM
- DRIVE, PRIVATE REAR GARDEN WITH PLEASANT FIELD VIEWS

## **Rooms and Dimensions**

### Entrance hall

## Through living room

24'5" x 12'7" max 10'11" min (7.46m x 3.86m max 3.35m min)

## Kitchen/dining room

17'0" x 10'9" (5.20m x 3.28m)

## Downstairs shower room/WC

10'9" x 4'10" (3.29m x 1.48m)

### Side store room

9'1" x 5'2" (2.79m x 1.59m)

## **Utility room**

15'7" x 5'1" (4.75m x 1.56m)

First floor landing

### Bedroom one

13'9" x 9'9" (4.20m x 2.99m)

### Bedroom two

10'7" x 9'10" (3.23m x 3.01m)

### Bedroom three

11'10" x 11'6" max 6'9" min (3.63m x 3.52m max 2.08m min)

### Bedroom four

10'2" x 5'8" (3.12m x 1.74m)

## Bathroom/WC

7'5" x 5'8" (2.28m x 1.73m)

## Double width driveway to fore

Private mature garden to rear



















GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, romem 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 solid is for illustrative purposes only and should be used as such by any prospective purchaser. The solid in a positive process of the properties of

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