



Valley View | Walsall | WS8 6BS

Offers Around £199,950



## Summary

**\*\*THREE BEDROOM SEMI DETACHED \*\* DRIVEWAY\*\* LOUNGE DINER\*\* KITCHEN DINER\*\* UTILITY\*\* GUEST WC\*\* THREE GOOD SIZED BEDROOMS\*\* FITTED BATHROOM\*\* LARGE REAR GARDEN\*\* POPULAR LOCATION\*\* CLOSE TO ALL LOCAL AMENITIES\*\***

Webbs Estate Agents are pleased to bring to market this much improved three bedroom semi detached home offering a gravelled driveway to the front, entrance hall, lounge diner, kitchen diner, guest WC and separate utility area.

On the first floor there are three generous bedrooms and fitted bathroom.

To the rear there is a well manicured private and enclosed rear garden that is mainly laid to lawn with a decked patio area to the rear.

Call the team today on 01922 663399 to secure your viewing.

## Key Features

- THREE BEDROOM SEMI DETACHED HOME
- KITCHEN DINER
- GUEST WC
- FITTED KITCHEN
- POPULAR LOCATION
- POPULAR LOCATION
- SEPERATE UTILITY
- LOUNGE DINER
- LARGE REAR GARDEN
- CALL TODAY ON 01922 663399 TO SECURE YOUR VIEWING.

## Rooms and Dimensions

### Entrance Hall

### Lounge Diner

17'0" x 9'11" (5.203m x 3.027m)

### Kitchen Diner

10'4" x 14'6" (3.171m x 4.432m)

### Utility

6'3" x 8'2" (1.917m x 2.495m)

### Guest WC

### Bedroom One

12'10" x 9'10" (3.927m x 3.006m)

### Bedroom Two

10'11" x 9'3" (3.351m x 2.825m)

### Bedroom Three

9'11" x 7'1" (3.047m x 2.166)

### Bathroom

6'3" x 7'9" (1.917m x 2.374)







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <sub>2</sub> ) Rating																													
Current	Target	Current	Target																												
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