



**Kings Road | Rushall, Walsall | WS4 1HU**

**£298,500**

**Webbs**  
estate agents

## Summary

\*\* WELL MAINTAINED LINK DETACHED HOME \*\* LOVELY CORNER PLOT \*\*EXTENDED AND IMPROVED TO A HIGH STANDARD \*\* POPULAR AND CONVENIENT LOCATION \*\* THREE GOOD SIZED BEDROOMS \*\* EXTENDED MODERN KITCHEN \*\* DINING ROOM \*\* FAMILY SITTING/ SUN ROOM \*\* SPACIOUS MAIN LIVING ROOM \*\* GUEST WC \*\* PRIVATE AND ENCLOSED REAR GARDEN \*\* SHOWER ROOM/WC \*\* GARAGE WITH UTILITY AREA \*\* FRONT AND SIDE GARDENS AND DRIVEWAY \*\* POTENTIAL TO EXTEND FURTHER ( STP ) \*\*

Webbs estate agents are pleased to bring to market this very well presented three bedroom link detached family home situated on lovely corner plot and within a sought after location close to local shops, schools and amenities along side transport connections.

In Brief this home comprises of: Porch, hall and inner hallway, living room, dining room, family/sitting/sun room, kitchen and guest WC. On the first floor there are three generously sized bedrooms and the main family shower room/WC completes the first floor. To the front of this home there is a driveway, gardens to front and side and access to single garage. To the rear there is a private and enclosed rear garden . Call today on 01922 663399 to secure viewing on this lovely family home.

## Key Features

- FANTASTIC CORNER POSITIONED LINK DETACHED HOME
- THREE BEDROOMS PLUS SHOWER ROOM AND DOWNSTAIRS WC
- OPEN PLAN KITCHEN DINING ROOM
- GENEROUS FRONT AND SIDE GARDENS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EXTENDED AND OFFERING SPACIOUS ACCOMMODATION
- TWO RECEPTION ROOMS AND FAMILY/SUN ROOM
- GARAGE WITH UTILITY AREA
- PRIVATE WELL MAINTAINED REAR GARDEN
- EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES

## Rooms and Dimensions

### Entrance Porch

6'11 x 4'8 (2.11m x 1.42m)

### Hallway

13'10 x 5'11 (4.22m x 1.80m)

### Guest WC

6'2 x 4'6 (1.88m x 1.37m)

### Lounge

23'9 x 11'6 (7.24m x 3.51m)

### Dining Room

9'8 x 9'8 (2.95m x 2.95m)

### Family/sitting/Sun Room

17'8 x 7'10 (5.38m x 2.39m)

### Kitchen

18'3 x 9'7 (5.56m x 2.92m)

### Landing

### Bedroom One

12'0 x 11'5 (3.66m x 3.48m)

### Bedroom Two

11'5 x 9'3 (3.48m x 2.82m)

### Bedroom Three

8'5 x 8'1 (2.57m x 2.46m)

### Bathroom

6'0 x 6'0 (1.83m x 1.83m)

### inner hallway

### Garage and Utility

18'9 x 7'9 (5.72m x 2.36m)

### Driveway

### Rear Garden







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																																																									
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