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**Holly Lane | Walsall | WS9 9JQ**  
Offers In Excess Of £240,000

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estate agents



## Summary

**\*\* FAMILY SIZED FOUR BEDROOM PROPERTY \*\* HEAVILY EXTENDED\*\* WELL MAINTAINED THROUGHOUT \*\* IMPRESSIVE OPEN PLAN KITCHEN FAMILY DINING ENTERTAINING AREA\*\* LIVING ROOM WITH FEATURE LOG BURNING STOVE \*\* REFITTED BATHROOM\*\* PORCH AND HALL\*\* CONSERVATORY TO THE REAR \*\* ALARM SYSTEM\*\* PERFECT FAMILY HOME\*\* POPULAR LOCATION\*\* PARKING TO FORE \*\* PRIVATE AND ENCLOSED REAR GARDEN \*\***

Webbs Estate Agents are pleased to bring to market this extended four bedroom terrace home benefiting from double glazing and central heating, this home sits in the popular Walsall Wood area.

To the front of this home there is a walled block paved driveway.

Internally this home boasts, entrance porch, hall, living room with log burner, bedroom four/study/office/playroom, open plan kitchen family living dining entertaining space and conservatory.

On the first floor there are three bedrooms and a refitted bathroom.

To the rear of this home there is a private and enclosed rear garden with paved Patio area, lawn and decked area. Call Webbs today to secure your viewing.

## Key Features

- HEAVILY EXTENDED FAMILY SIZED TERRACED PROPERTY
- REFITTED BATHROOM
- IMPRESSIVE OPEN PLAN KITCHEN FAMILY DINING ENTERTAINMENT ROOM
- DRIVEWAY TO THE FRONT
- PRIVATE AND ENCLOSED REAR GARDEN
- FOUR BEDROOMS
- FEATURE LOG BURNING STOVE IN LIVING ROOM
- CONSERVATORY
- WELL MAINTAINED THROUGHOUT
- POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS AND AMENITIES

## Rooms and Dimensions

### Porch

### Entrance Hall

### Lounge

9'9" x 16'9" (2.973m x 5.125m)

### Consevatory

6'1" x 7'3" (1.873m x 2.235m)

### Snug

10'0" x 9'1" (3.069m x 2.773m)

### Kitchen/ Diner

19'4" x 10'7" (5.896m x 3.245m)

### Bedroom One

11'0" x 10'3" (3.369m x 3.149m)

### Bedroom Two

9'9" x 7'0" (2.989m x 2.143m)

### Bedroom Three

9'9" x 9'3" (2.987m x 2.841m)

### Bedroom Four

9'4" x 6'10" (2.867m x 2.093m)

### Bathroom

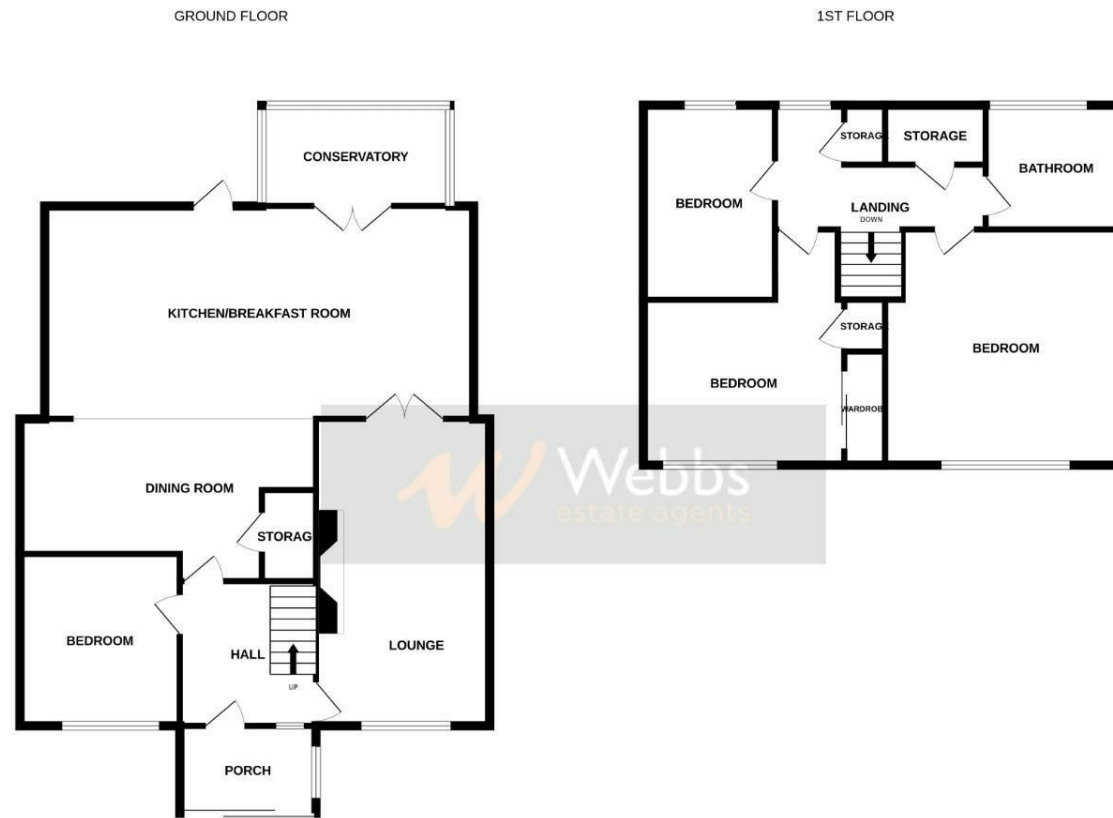
6'5" x 5'5" (1.965m x 1.657)

### Identification Checks









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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85	85	85
Energy Efficiency Rating: 85 (A)		Environmental Impact (CO <sub>2</sub> ) Rating: 85 (A)	
Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO <sub>2</sub> ) Rating scale: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk

