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Oldacre Gardens | Walsall Wood | WS8 7ET

£270,000

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Summary

** IMMACULATELY MAINTAINED MODERN MID TERRACED HOME ** QUIET CUL DE SAC POSITION WITHIN MODERN DEVELOPMENT ** THREE GOOD SIZED BEDROOMS
** SPACIOUS MAIN LIVING ROOM ** MODERN OPEN PLAN KITCHEN AND BREAKFAST AREA ** USEFUL MULTI FUNCTIONAL FAMILY SITTING/DINING ROOM OR
STUDY/OFFICE ** UTILITY ROOM ** MODERN GUEST WC, BATHROOM AND EN SUITE ** DRIVEWAY ** PRIVATE REAR GARDEN **

Webbs Estate Agents are pleased to present to you this immaculately maintained modern mid terraced home situated in a desirable and quiet cul-de-sac location offering close connections to shops, amenities, schools and transport links. In brief this home offers: Entrance hall, guest WC, open plan kitchen and breakfast area, spacious main living room, useful family sitting /dining room and utility room. On the first floor there are three good sized bedrooms, modern bathroom and en suite. Externally this property has a driveway to the front and private and enclosed rear garden. Call today on 01922 288800 to secure your viewing.

Key Features

- IMMACULATELY MAINTAINED MODERN MID TERRACED HOME
- DESIRABLE MODERN DEVELOPMENT IN QUIET CUL DE SAC POSITION
- THREE GOOD SIZED BEDROOMS
- MODERN OPEN PLAN KITCHEN AND BREAKFAST AREA
- SPACIOUS MAIN LIVING ROOM
- USEFUL MULTIFUNCTIONAL FAMILY SITTING/DINING ROOM OR OFFICE/STUDY
- UTILITY ROOM AND GUEST WC
- MODERN BATHROOM AND EN SUITE
- FRONT DRIVE AND PRIVATE REAR GARDEN
- EASY ACCESS TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Rooms and Dimensions

Reception hall

Guest WC

Open plan kitchen and breakfast area

16'3" max 7'0" min x 5'8" max 5'4" min (4.97m max 2.14m min x 1.73m max 1.64m min)

Family sitting/dining room/study office

12'10" x 7'10" (3.93m x 2.40m)

Utility room

7'10" x 3'11" (2.41m x 1.20m)

Living room

12'4" x 10'9" (3.76m x 3.28m)

First floor landing

Bedroom one

12'4" x 10'9" (3.76m x 3.29m)

En suite

6'3" max 3'10" min x 6'0" (1.92m max 1.17m min x 1.84m)

Bedroom two

12'4" x 9'1" (3.76m x 2.77m)

Bedroom three

12'0" x 8'5" (3.67m x 2.59m)

Family bathroom WC

6'9" x 5'5" (2.07m x 1.67m)

Front driveway for 2 cars

Private and enclosed rear garden

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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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
Energy Efficiency Rating: 83 (Current), 95 (Potential) Energy Efficiency 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 ₂) Rating: 83 (Current), 95 (Potential) Environmental Impact Scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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