Broadway | Walsall | WS1 3HB

Offers In The Region Of £365,000

Webbs estate agents

Summary

** EXTENDED FAMILY HOME ** THREE BEDROOMS ** GROUND FLOOR WET ROOM ** 3 RECEPTION ROOMS ** LOUNGE & DINING ROOM ** KITCHEN ** UTILITY ROOM ** FAMILY BATHROOM ** REAR GARDENS ** PRIVATE DRIVEWAY ** NEW ROOF ** DEAL FOR LOCAL AMENITIES ** EARLY VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to offer for sale an extended home situated on the very popular Broadway ideal for all local amenities, school catchments and transport links, and has ample parking. In brief, consists of an entrance porch, through hallway, spacious lounge, siting room, kitchen, dining room, wet room, utility room and games/bedroom. On the first floor, there are three bedrooms and a family bathroom, externally this property has a driveway parking and an enclosed rear garden. For a viewing contact our Aldridge branch on 01922 288800.

Key Features

- EXTENDED 3 BEDROOM SEMI DETACHED
- 3 FIRST FLOOR BEDROOMS
- KITCHEN & DINING ROOM
- GROUND FLOOR WETROOM
- AMPLE PARKING, REAR GARDEN

- NEW ROOF
- 3 RECEPTION ROOMS
- UTILITY ROOM
- FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

Entrance Porch

Hallway
9'0" x 13'2" (2.764 x 4.022)

Wetroom
5869'5" x 456'0" (1789 x 139)

Living Room
11'10" x 13'8" inc bay (3.6176 x 4.19 inc bay)

Sitting Room
11968'6" x 11'10" (3648 x 3.629)

Kitchen
12'3" x 11'10" (3.745 x 3.61)

Dining Room
7'3" x 17'3" (2.214 x 5.27)

Utility Room
6'9" x 14'5" (2.08 x 4.396)

Sitting Room / Bedroom
7'3" x 14'0" (2.216 x 4.29)

First Floor Landing

Bedroom One
11'11" x 11'10" (3.648 x 3.63)

Bedroom Two
11'11" x 11'11" (3.64 x 3.633)
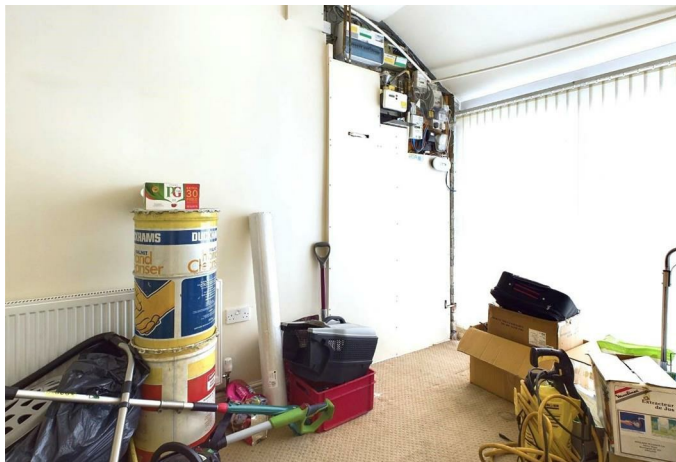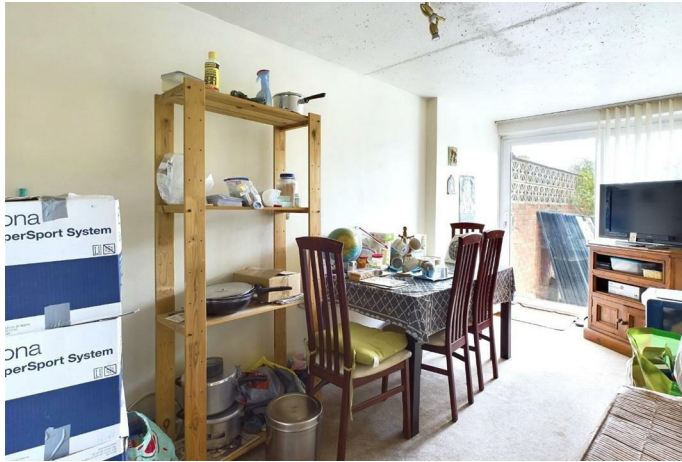
Bedroom Three
12'4" x 11'10" (3.77 x 3.61)

Family Bathroom
9'1" x 7'5" (2.77 x 2.278)

Identification Checks

Ground Floor

Utility
6'6" x 14'1"

Dining Room
7'1" x 16'10"

Office/Bedroom Four
7'2" x 14'1"

Wet Room
4'6" x 5'10"

Kitchen
12'4" x 9'4"

Entry
4'5" x 2'3"

Hallway
13'0" x 8'10"

Living Room
11'8" x 11'9"

Sitting Room
11'10" x 11'10"

Floor 1

Bathroom
7'5" x 9'0"

Bedroom Three
12'3" x 8'10"

Landing
9'5" x 8'10"

Bedroom Three
11'10" x 11'10"

Bedroom Two
11'10" x 11'10"

Approximate total area[1]
1434.52 ft^2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.
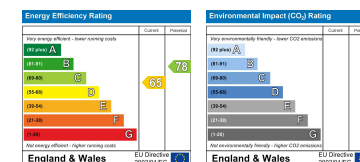
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.