



Walstead Road | Walsall | WS5 4LX

Offers In Excess Of £300,000





## Summary

**\*\* VERY WELL PRESENTED \*\* TRADITIONAL AND EXTENDED HOME \*\* THREE BEDROOMS \*\* LIVING ROOM \*\* DINING ROOM \*\* KITCHEN \*\* UTILITY ROOM \*\* WC \*\* PORCH AND ENTRANCE HALL \*\* FAMILY BATHROOM \*\* GARAGE AND DRIVEWAY \*\* POTENTIAL TO EXTEND STPP \*\* SUPERB LOCATION \*\* CALL NOW FOR EARLY VIEWING \*\***

Webbs Estate Agents are delighted to offer for sale this family home in a very popular residential area, this beautifully presented and extended three-bedroom semi-detached house offers spacious and versatile living. The ground floor features a bright and welcoming lounge, dining room, an extended open plan breakfast kitchen perfect for family living or entertaining guests, a utility room & WC (having been created from a rear section garage conversion). Upstairs, there are three bedrooms and a modern family bathroom. There is a private enclosed rear garden offering both a lawn and paved patio area. The property also benefits from a part garage/storage unit and driveway parking. This superbly presented home combines comfort, charm, and convenience in a highly desirable location. Call Webbs to secure your viewing today!!!!

## Key Features

- SOUGHT AFTER LOCATION
- 3 BEDROOMS WITH EN-SUITE BATHROOM
- DINING ROOM
- UTILITY ROOM
- FAMIL BATHROOM
- EXTENDED SEMI DETACHED
- LIVING ROOM
- KITCHEN
- SEPERATE WC
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LIVING ROOM

11'11" x 14'8" (3.65 x 4.48)

### DINING ROOM

15'2" x 7'11" (4.63 x 2.42)

### KITCHEN

9'5" x 9'8" (2.88 x 2.95)

### UTILITY

5'4" x 9'6" (1.64 x 2.9)

### GUEST WC

2'11" x 5'10" (0.9 x 1.8)

### FIRST FLOOR LANDING

### BEDROOM ONE

11'11" x 11'6" (3.64 x 3.52)

### BEDROOM TWO

10'6" x 8'11" (3.22 x 2.73)

### BEDROOM THREE

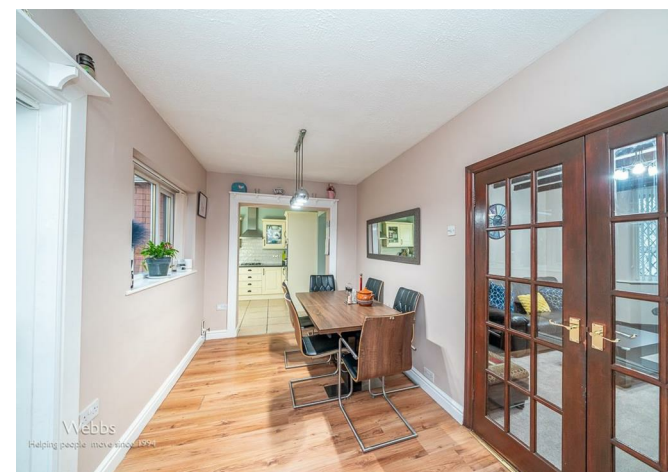
9'6" x 15'2" (2.92 x 4.63)

### FAMILY BATHROOM

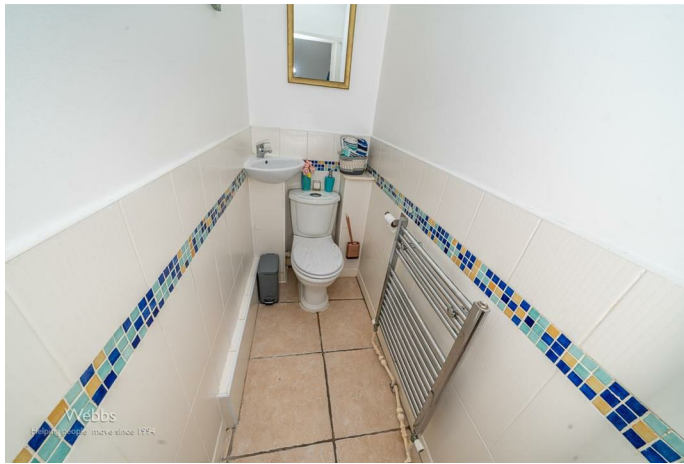
7'3" x 5'10" (2.23 x 1.8)

### OUTSIDE

### Identification Checks









Approximate total area<sup>(1)</sup>  
1037.14 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

