



Webbs

Helping people move since 1994

Leigh Road | Walsall | WS4 2DS

£425,000

 **Webbs**
estate agents

Summary

**** SEMI DETACHED FAMILY HOME ** LARGE REAR GARDEN ** VERY POPULAR RESIDENTIAL AREA ** GREAT COMMUTER LINKS ** IDEAL FOR EXTENSION STPP ** 3 DOUBLE BEDROOMS ** LIVING ROOM ** VERY SPACIOUS KITCHEN / DINER ** WC & SHOWER ROOM ** FAMILY BATHROOM ** DRIVEWAY PARKING ** EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES ** EARLY VIEWING ADVISED ** CLOSE TO LOCAL NATURE RESERVE ****

Webbs Estate Agents are proud to bring to the market this very well presented spacious 3 bedroom semi detached family home with a large rear garden in a very popular residential area. The property has a living room, very spacious kitchen/diner, WC with shower, 3 first floor double bedrooms and a family bathroom. Outside there is driveway parking to the front with a very good size enclosed garden to the rear. EARLY VIEWING IS RECOMMENDED. To arrange a viewing or for further details please contact our Aldridge branch on 01922 288800

Key Features

- SEMI DETACHED HOME
- PARKING TO THE FRONT
- CLOSE TO LOCAL NATURE RESERVE
- 3 DOUBLE BEDROOMS
- VERY LONG REAR GARDEN
- VERY WELL PRESENTED
- THROUGH HALLWAY
- SPACIOUS KITCHEN / DINER
- FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM

15'1" x 13'0" (4.6 x 3.97)

KITCHEN / DINER

23'10" x 14'11" (7.27 x 4.55)

WC / SHOWER ROOM

4'11" x 7'3" (1.52 x 2.21)

FIRST FLOOR LANDING

BEDROOM ONE

13'1" x 12'0" (3.99 x 3.68)

BEDROOM TWO

15'2" x 12'0" (4.63 x 3.66)

BEDROOM THREE

11'5" x 9'6" (3.49 x 2.9)

FAMILY BATHROOM

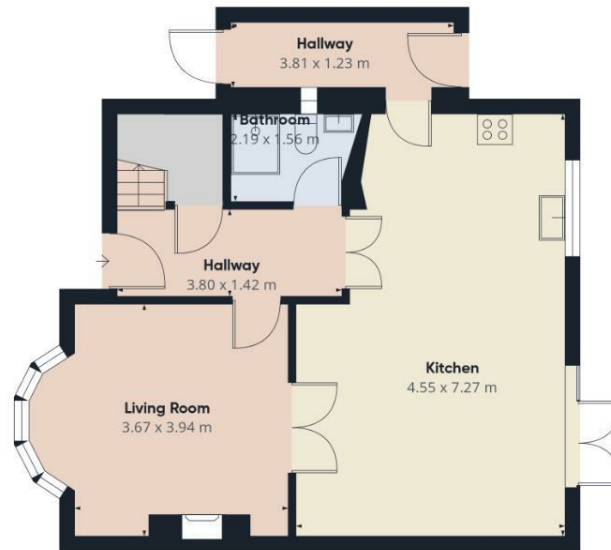
8'2" x 6'5" (2.5 x 1.96)

OUTSIDE

Identification Checks







Ground Floor



Floor 1

Approximate total area⁽¹⁾
112.5 m²

(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.

GIRAFFE360

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.

