



Webbs

Helping people move since 1994

**Leigh Road | Walsall | WS4 2DS**  
**Offers In Excess Of £375,000**

 **Webbs**  
estate agents



## Summary

**\*\* SEMI DETACHED FAMILY HOME \*\* LARGE REAR GARDEN \*\* SOUGHT AFTER RESIDENTIAL AREA \*\* GREAT COMMUTER LINKS \*\*CLOSE TO LOCAL NATURE RESERVE \*\* 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 \*\*IDEAL FOR EXTENSION STPP**

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 RESEVE
- 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)

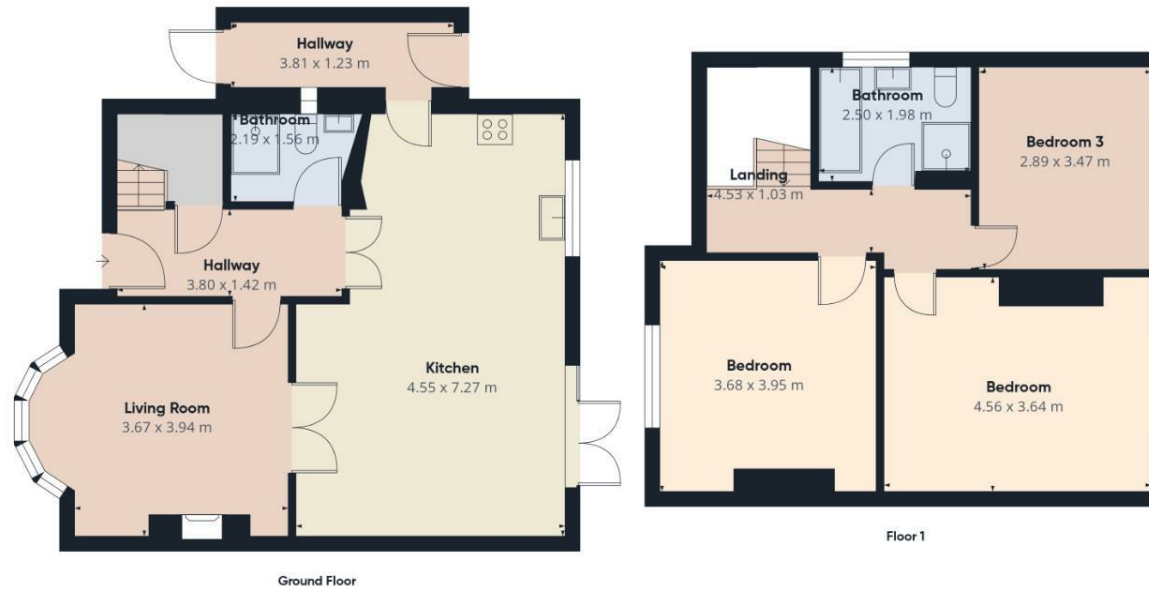
### OUTSIDE

### Identification Checks









Approximate total area<sup>(1)</sup>  
112.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

