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**Delves Crescent | Walsall | WS5 4LR**  
**Offers In The Region Of £270,000**

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## Summary

**\*\* VERY WELL PRESENTED \*\* TRADITIONAL AND EXTENDED HOME \*\* PORCH \*\* HALLWAY \*\* THREE BEDROOMS \*\* LIVING ROOM \*\* DINING ROOM \*\* KITCHEN \*\* FAMILY BATHROOM \*\* DRIVEWAY PARKING \*\* 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 well presented and extended three-bedroom semi-detached house offers spacious and versatile living. The ground floor features a bright and welcoming lounge, dining room and a kitchen. 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 driveway parking. This well presented home combines comfort, charm, and convenience in a highly desirable location. Call Webbs to secure your viewing today!!!!

## Key Features

- NO ONWARD CHAIN
- 3 BEDROOMS
- EXTENDED KITCHEN
- ENTRANCE PORCH
- UPVC DG & GCH
- EXTENDED SEMI DETACHED
- LOUNGE / DINER
- FAMILY BATHROOM
- PARKING & ENCLOSED REAR GARDEN
- CALL 01922 288800 FOR A VIEWING

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LIVING ROOM

11'5" x 13'3" (3.48 x 4.04)

### DINING ROOM

11'5" x 19'10" (3.49 x 6.07)

### EXTENDED KITCHEN

7'8" x 16'6" (2.35 x 5.03)

### FIRST FLOOR LANDING

### BEDROOM ONE

13'4" x 10'5" (4.07 x 3.2)

### BEDROOM TWO

11'6" x 10'4" (3.51 x 3.17)

### BEDROOM THREE

7'3" x 6'6" (2.23 x 2)

### FAMILY BATHROOM

6'10" x 5'5" (2.1 x 1.66)

### OUTSIDE

### Identification Checks



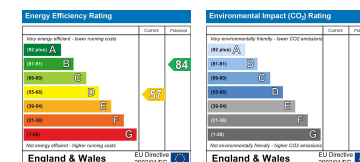






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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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