



Webbs

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**Delves Crescent | Walsall | WS5 4LR**

**Offers Over £315,000**

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estate agents

## Summary

**\*\* LINK DETACHED \*\* TRADITIONAL HOME \*\* THREE BEDROOMS \*\* OPEN LIVING ROOM / DINING ROOM \*\* KITCHEN \*\* WC \*\* PORCH AND ENTRANCE HALL \*\* FAMILY BATHROOM \*\* GARAGE AND DRIVEWAY \*\* POTENTIAL TO EXTENDED STPP \*\* SUPERB LOCATION \*\* CALL NOW FOR EARLY VIEWING \*\***

Webbs Estate Agents are delighted to offer for sale this link detached family home in a very popular residential area, this three-bedroom link detached house offers spacious and versatile living. The ground floor features a bright and welcoming lounge / dining room, an 'L' shaped kitchen & WC. Upstairs, there are three bedrooms and a family bathroom. There is a good size private enclosed rear garden offering both a lawn and paved patio area and workshop / man cave. The property also benefits from a garage and driveway parking. Call Webbs to secure your viewing today!!!!

## Key Features

- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- EXTENDED KITCHEN
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARAGE
- LINK DETACHED FAMILY HOME
- OPEN LOUNGE / DINER
- SEPARATE WC
- LONG REAR GARDEN WITH MAN CAVE
- EARLY VIEWING HIGHLY ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### HALL

### LOUNGE

12'9" x 11'11" (3.89 x 3.65)

### DINING AREA

9'8" x 11'0" (2.95 x 3.37)

### L SHAPE KITCHEN

8'5" x 16'3" (2.57 x 4.97)

### FIRST FLOOR LANDING

### BEDROOM ONE

11'8" x 9'11" (3.56 x 3.04)

### BEDROOM TWO

10'4" x 10'0" (3.17 x 3.07)

### BEDROOM THREE

6'11" x 5'8" (2.12 x 1.75)

### FAMILY BATHROOM

5'7" x 7'4" (1.72 x 2.25)

### OUTSIDE

### GARAGE

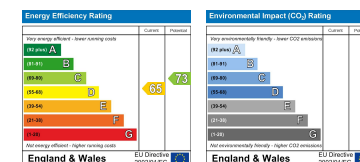
### Identification Checks







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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