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**High Croft | Walsall | WS9 8XL**  
**Offers Over £325,000**

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# Summary

\*\* SOUGHT AFTER SEMI RURAL LOCATION \*\* EARLY VIEWING ADVISED \*\* SPACIOUS FAMILY HOME \*\* NEW CENTRAL HEATING \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* OPEN PLAN LOUNGE / DINING ROOM \*\* CONSERVATORY & OFFICE \*\* UTILITY ROOM \*\* KITCHEN \*\* DRIVEWAY \*\* GARAGE \*\* PRIVATE REAR GARDEN \*\*

WEBBS ESTATE AGENTS have the pleasure of offering for sale this well presented and much-loved family home, situated in a popular location close to open fields, close to all local amenities, shops and good schools. It briefly comprises: entrance porch, through hallway, open plan lounge / dining room, conservatory and office, kitchen and a utility room. On the first floor, the landing leads to a family bathroom and three good-sized bedrooms. Externally, there is a private driveway providing ample off-road parking, a garage and a private rear garden.

# Key Features

- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- THROUGH HALLWAY
- CONSERVATORY & OFFICE
- FAMILY BATHROOM
- SEMI DETACHED HOME
- DRIVEWAY & GARAGE
- OPEN PLAN LOUNGE / DINER
- KITCHEN & UTILITY
- EARLY VIEWING ADVISED

# Rooms and Dimensions

## ENTRANCE PORCH

## THROUGH HALLWAY

## LIVING ROOM AREA

14'6" x 10'7" (4.43 x 3.23)

## DINING AREA

9'4" x 8'0" (2.85 x 2.44)

## CONSERVATORY

11'0" x 8'7" (3.36 x 2.63)

## OFFICE (conservatory)

7'8" x 6'0" (2.36 x 1.84)

## KITCHEN

8'11" x 8'5" (2.72 x 2.59)

## UTILITY

7'8" x 10'3" (2.34 x 3.13)

## FIRST FLOOR LANDING

## BEDROOM ONE

12'4" x 10'2" (3.77 x 3.10)

## BEDROOM TWO

8'7" x 11'1" (2.64 x 3.4)

## BEDROOM THREE

8'5" x 6'5" (2.59 x 1.97)

## BATHROOM

5'5" x 7'10" (1.67 x 2.39)

## GARAGE

## OUTSIDE

## Identification Checks





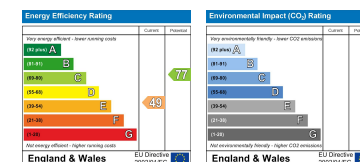






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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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