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Charlesdale Drive | Walsall | WS9 0HN

£315,000

 **Webbs**  
estate agents



## Summary

**\*\* SOUGHT AFTER LOCATION \*\* EARLY VIEWING ADVISED \*\* SPACIOUS FAMILY HOME \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* LOUNGE / DINER \*\* KITCHEN \*\* SNUG/SUN ROOM \*\* UTILITY \*\* SHOWER ROOM \*\* FAMILY BATHROOM \*\* DRIVEWAY \*\* STORAGE ROOM \*\* PRIVATE REAR GARDEN \*\***

WEBBS ESTATE AGENTS have the pleasure of offering for sale this very well presented and much-loved family home, situated in a popular location, close to all local amenities, shops and good schools. It briefly comprises: entrance hall, lounge/diner, kitchen, utility and shower 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 storage unit (originally a garage but now sectioned) and a private rear garden.

## Key Features

- SOUGHT AFTER LOCATION
- SEMI DETACHED
- LIVING/DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- VERY CLOSE TO SCHOOLS AND AMENITIES
- 3 BEDROOMS
- SUN ROOM
- UTILITYROOM & SHOWER ROOM
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE HALL

#### LOUNGE / DINER

10'2" x 25'0" (3.12 x 7.63)

#### KITCHEN

7'10" x 9'10" (2.39 x 3.02)

#### SUN ROOM/CONSERVATORY

7'0" x 5'0" (2.14 x 1.54)

#### UTILITY ROOM

2'11" x 7'7" (0.9 x 2.32)

#### SHOWER ROOM

5'8" x 4'4" (1.73 x 1.34)

### FIRST FLOOR LANDING

#### BEDROOM ONE

8'8" x 14'5" (2.65 x 4.41)

#### BEDROOM TWO

9'7" x 11'2" (2.93 x 3.42)

#### BEDROOM THREE

7'11" x 8'7" (2.43 x 2.62)

#### FAMILY BATHROOM

6'6" x 6'10" (1.99 x 2.10)

#### STORAGE UNIT

#### OUTSIDE







