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**Rushbrook Close | Walsall | WS8 7SZ**

**£290,000**

 **Webbs**  
estate agents



## Summary

**\*\* EXTENDED SEMI DETACHED HOUSE \*\* DECEPTIVELY SPACIOUS \*\* WELL MAINTAINED AND IMPROVED \*\* INTERNAL VIEWING ADVISED \*\* THREE / FOUR BEDROOMS \*\* FAMILY BATHROOM \*\* EXTENDED OPEN PLAN BREAKFAST KITCHEN / UTILITY \*\* CORNER PLOT \*\* LIVING / DINING ROOM \*\* WC \*\* BED 4 / CINEMA ROOM \*\* LARGE DRIVEWAY \*\* PRIVATE REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS AND AMENITIES \*\***

Webbs Estate Agents have pleasure in offering this extended semi detached home in Clayhanger having been improved and maintained to a good standard throughout. The property is situated in a popular and convenient cul-de-sac location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : entrance porch, reception hallway , Living / Dining Room, breakfast kitchen/utility, WC and fourth bedroom/cinema room. The first floor landing leads to three bedrooms and a family bathroom. Externally there is a block paved driveway and an enclosed garden to the rear. For a viewing call us on 01922 288800.

## Key Features

- CUL DE SAC LOCATION
- 3/4 BEDROOMS
- BREAKFAST KITCHEN WITH UTILITY AREA
- 4TH BEDROOM / CINEMA ROOM
- UPVC DG & GCH
- EXTENDED SEMI DETACHED
- LIVING / DINING ROOM
- WC
- FAMILY BATHROOM
- EARLY VIEWING HIGHLY ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LIVING / DINING ROOM

25'4" x 11'1" (7.73 x 3.38)

### BREAKFAST KITCHEN / UTILITY AREA

16'7" x 16'0" (5.08 x 4.9)

### WC

### BEDROOM FOUR / CINEMA ROOM

17'0" x 9'4" (5.19 x 2.86)

### FIRST FLOOR LANDING

### BEDROOM ONE

7'9" x 11'8" (2.37 x 3.58)

### BEDROOM TWO

7'9" x 10'5" (2.38 x 3.2)

### BEDROOM THREE

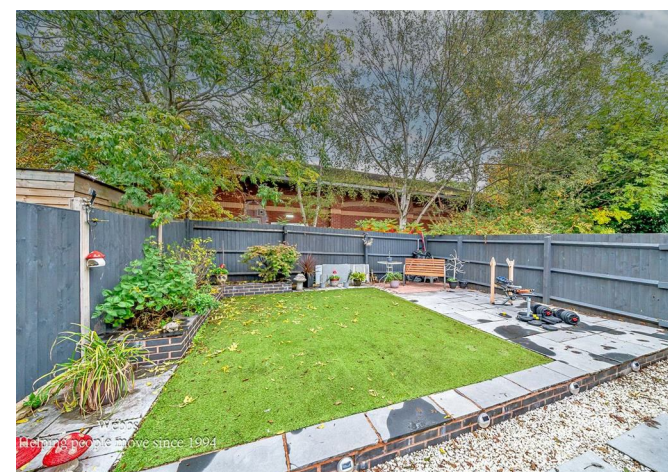
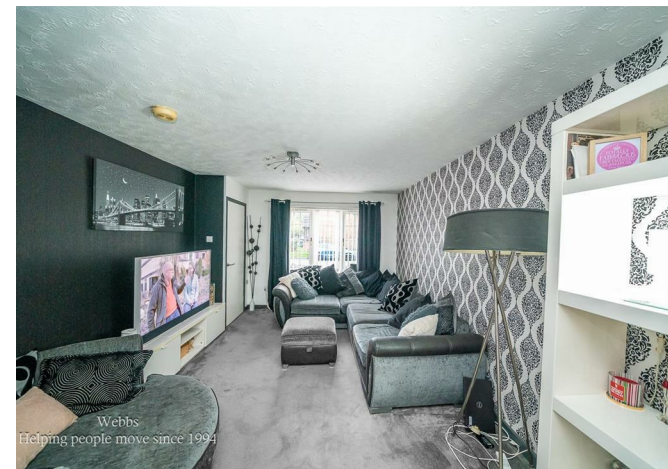
5'0" x 6'11" (1.54 x 2.12)

### FAMILY BATHROOM

7'1" x 6'1" (2.16 x 1.86)

### OUTSIDE

### Identification Checks



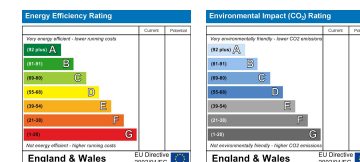








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

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