

Hall Lane | Walsall | WS9 9AP £1,050 Per Month



## Summary

Webbs Estate Agents are delighted to present this generously proportioned and beautifully maintained semi-detached property situated in the highly desirable area of Walsall Wood. Boasting flexible family living spaces, this home offers a picture view of the surrounding countryside from its front aspect.

In summary, the property comprises an entrance porch, hallway, spacious lounge/dining area, kitchen, lobby, guest WC, three generous bedrooms, an en-suite shower room, and a family bathroom.

Externally, the property features a front garden and driveway, while the rear boasts an enclosed garden with a patio seating area and a garage.

Viewing is essential to appreciate the generous proportions of this charming family home.

# **Key Features**

- Located in sought-after area of Walsall Wood
- Versatile family accommodation
- Entrance porch and hallway
- Side lobby and guest WC
- En-suite shower room and family bathroom

## **Rooms and Dimensions**

### **PROPERTY DETAILS:**

L Shaped Hallway 11'3" max (4'9" min) x 9'10" max (5'8" min) (3.441 max (1.462 min) x 3.016 max (1.735 min))

Lounge/Diner 34'4" x 10'11" max (8'9" min) (10.481 x 3.348 max (2.687 min))

**Kitchen** 18'11" x 7'10" (max (6'9" min) (5.791 x 2.392 (max (2.075 min))

**Guest WC** 5'10" x 3'1" (1.795 x 0.948)

Landing 7'8" x 6'9" (2.356 x 2.069)

- Spacious and well-presented semi-detached property
- Beautiful open aspect to the front with views over neighbouring countryside
- Sizeable lounge/diner & generous kitchen
- Three spacious bedrooms
- Front and rear gardens, driveway and garage

### Bedroom One

18'11" max (15'9" min) x 9'5" (5.767 max (4.814 min) x 2.893)

#### En-Suite

7'8" max (3'2" min) x 6'7" max (5'1" min) (2.357 max (0.981 min) x 2.010 max (1.555 min))

#### Bedroom Two

13'6" max (12'1" min) x 8'11" (4.135 max (3.687 min) x 2.718)

Bedroom Three 8'11" x 7'10" (2.720 x 2.411)

Bathroom 6'7" x 5'5" (2.026 x 1.652)

**Please Note** 

















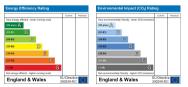


GROUND FLOOR



Wellst every stempt has been made to ensure the accuracy of the fooglas contained here, measurements of doors, and/oxy, there may an approximate and on responsibility its taken for any enror omission or mis-statement. The plan is for literative purpose only and should be used as such by any prospective purchaser. The services, systems and applaces shown have not been tisted and no guarantee as to mer operativity or ethocsive, can be given.

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.



153 Avon Road, Cannock, WS11 1LF Tel: 01543 468846 | Email: sales@webbsestateagents.co.uk | www.webbestateagents.co.uk

