



Hall Lane | Walsall | WS9 9AP

£1,050 Per Month

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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 picturesque 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
- 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

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)

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)

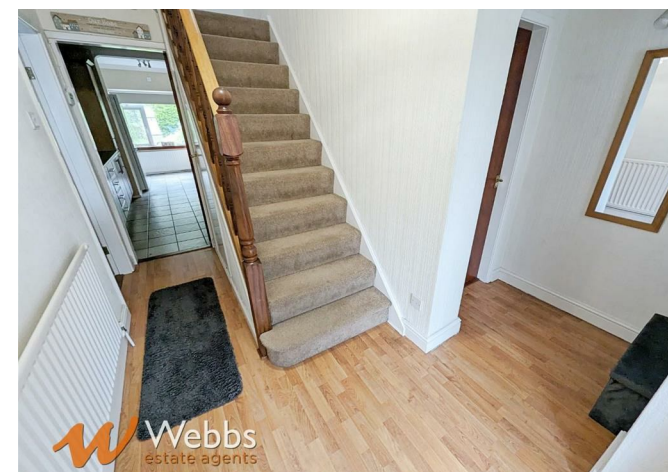
Bedroom Three

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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC