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Hill Street | Walsall | WS6 7HR

£245,000

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## Summary

**\*\* WELL PRESENTED THROUGHOUT \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* MODERN BREAKFAST KITCHEN \*\* ENCLOSED REAR GARDEN \*\* CLOSE TO LOCAL SHOPS AND AMENITIES \*\* SET OVER THREE FLOORS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a well-presented and spacious semi-detached home, offering excellent school catchments, transport links, local shops and amenities.

In brief, it consists of a front reception room (currently used as a bedroom), a rear reception that leads to the modern breakfast kitchen, a utility, and a guest WC.

On the first floor, there are two bedrooms and a large refurbished bathroom. There are stairs to the second floor, which has bedroom three. Externally, the enclosed rear garden is mainly laid to lawn with raised borders and a patio seating area.

EARLY VIEWING ADVISED

## Key Features

- DESIRABLE LOCATION
- TWO GENEROUS RECEPTION ROOMS
- TRADITIONAL SEMI-DETACHED HOME
- UTILITY AND GUEST WC
- IDEAL FOR LOCAL SHOPS
- SET OVER THREE FLOORS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN BREAKFAST KITCHEN
- THREE BEDROOMS
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### DINING ROOM

11'11" x 10'10" (3.65 x 3.32)

### LIVING ROOM

15'7" x 11'11" (4.75 x 3.65)

### BREAKFAST KITCHEN

22'7" x 7'3" (6.90 x 2.22)

### UTILITY ROOM

6'8" x 4'4" (2.05 x 1.33)

### GUEST WC

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'11" x 10'11" (3.643 x 3.335 )

### BEDROOM THREE

12'0" x 8'8" (3.665 x 2.651 )

### LARGE REFURBISHED BATHROOM

12'11" x 6'9" (3.947 x 2.076 )

### SECOND FLOOR

### BEDROOM TWO

17'6" x 11'8" (5.359 x 3.559 )

### ENCLOSED REAR GARDEN

### Identification checks - C

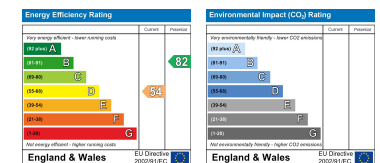








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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