

for sale

£265,000 Freehold



Forest Lane Walsall WS2 7AA

Paul Dubberley present this well-presented and spacious THREE-BEDROOM SEMI-DETACHED family home, offering modern interiors, generous room sizes and private rear garden. The property features a bright living room with French doors, a contemporary kitchen, ground floor WC, three bedrooms and bathroom.

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Hall

13' 1" x 6' 2" (3.99m x 1.88m)

Accessed via a uPVC front door with glazed panel, the entrance hallway is bright and welcoming, finished with light wood-effect flooring. There is space for coats and shoes, radiator and doors leading to kitchen, WC and living room, with stairs rising to the first floor.

Kitchen

11' 10" x 10' 10" (3.61m x 3.30m)

Modern fitted kitchen with a range of grey wall and base units, integrated oven and gas hob, tiled splashback and recessed spot lighting. The L-shaped layout provides generous workspace and there is ample room for a dining table.

Living Room

12' 1" x 16' 4" (3.68m x 4.98m)

A spacious and modern reception room overlooking rear garden, featuring double French doors that open directly onto the patio. The room comfortably accommodates large sofas and dining furniture and is finished with wood-effect flooring.

WC

2' 6" x 5' 5" (0.76m x 1.65m)

A modern WC comprising of pedestal wash basin and finished with contemporary wall tiling and matching flooring. Conveniently

located off the hallway, perfect for guests and day-to-day family use.

Landing

A carpeted landing providing access to all bedrooms and the family bathroom.

Bedroom One

13' 1" x 8' 2" (3.99m x 2.49m)

A generous double bedroom overlooking the front of the property, offering excellent space for wardrobes and bedroom furniture. Finished in neutral decor with carpeted flooring and a large window providing good natural light.

Bedroom Two

12' 6" x 8' 2" (3.81m x 2.49m)

A well-proportioned double bedroom with views over the rear garden. Finished in neutral tones and carpeting, ideal as guest room or second main bedroom.

Bedroom Three

8' 10" x 6' 7" (2.69m x 2.01m)

A good-sized single bedroom overlooking the garden, suitable for a child's room, nursery or home office.



Bathroom

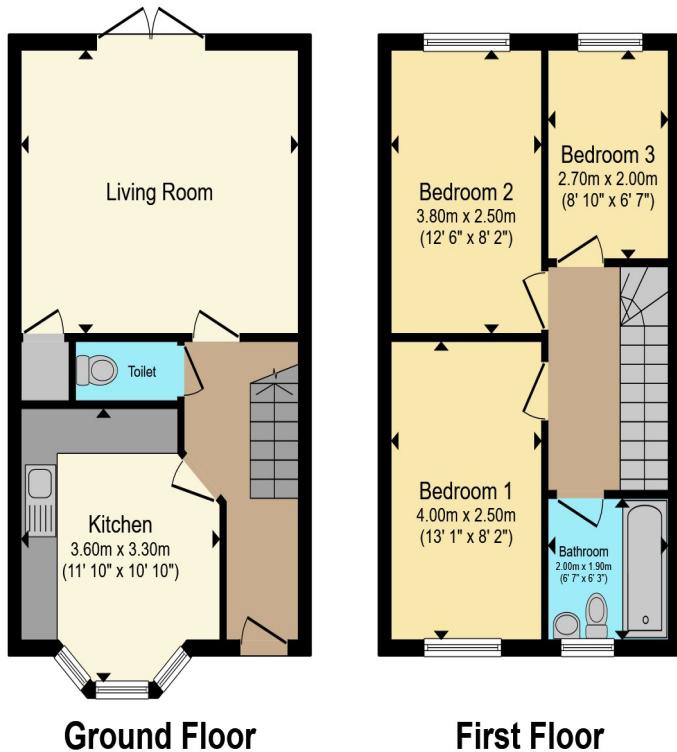
6' 3" x 6' 7" (1.91m x 2.01m)

Modern three-piece suite comprising a panelled bath with shower over, WC and pedestal wash basin. Finished with contemporary wall tiling, neutral decor and rear-facing window.

Rear Garden

A private and enclosed rear garden, mainly laid to lawn with paved patio areas to both sides- ideal for outdoor dining, entertaining and family use. Fully fenced for privacy and security, with rear access gate.





Ground Floor

First Floor

Total floor area 73.6 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
Dubberley**

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Property Ref: PWI104356 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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