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**Oval Way | Walsall | WS3 1GE**

**Asking Price £250,000**

 **Webbs**  
estate agents

## Summary

**\*\*THREE BEDROOM HOME\*\*MODERN BUILD\*\*MODERN FITTED KITCHEN DINER\*\*MODERN FITTED BATHROOM\*\*CORNER PLOT\*\*LANDSCAPED REAR GARDEN\*\*VIEWING ESSENTIAL\*\*FINISHED TO A HIGH STANDARD\*\*GUEST WC\*\*POPULAR LOCATION\*\***

Welcome to this modern three-bedroom end of terrace house located on Oval Way in Walsall. This delightful property offers a perfect blend of contemporary living and comfort, making it an ideal home for families or professionals alike.

As you enter the property, you are greeted by a spacious entrance hall that leads to a convenient guest WC. To one side, you will find a modern fitted kitchen diner, perfect for family meals and entertaining guests. The kitchen is well-equipped and designed to meet the needs of today's lifestyle. On the opposite side, the inviting lounge provides a cosy space to relax and unwind after a long day. Venturing to the first floor, you will discover three generous bedrooms, each offering ample space and natural light. These rooms are perfect for family members or can be transformed into a home office or guest room, depending on your needs. The modern family bathroom is also located on this level, featuring contemporary fixtures and fittings.

One of the standout features of this property is the private and enclosed rear garden. This outdoor space includes a paved patio area, ideal for al fresco dining or enjoying a morning coffee, as well as a

## Key Features

- THREE BEDROOMS
- MODERN THROUGHOUT
- THREE GENEROUS BEDROOMS
- MODERN FITTED KITCHEN AND BATHROOM
- VIEWING ESSENTIAL
- CORNER PLOT
- KITCHEN DINER
- GUEST WC
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

### Kitchen Diner

14'8" x 8'11" (4.48m x 2.72m)

### Lounge

14'10" x 9'8" (4.53m x 2.97m)

### Guest WC

3'8" x 5'0" (1.12m x 1.54m)

### First Floor Landing

### Bedroom One

14'9" x 8'11" (4.52m x 2.74m)

### Bedroom Two

10'0" x 8'5" (3.07m x 2.57m)

### Bedroom Three

7'6" x 5'11" (2.29m x 1.82m)

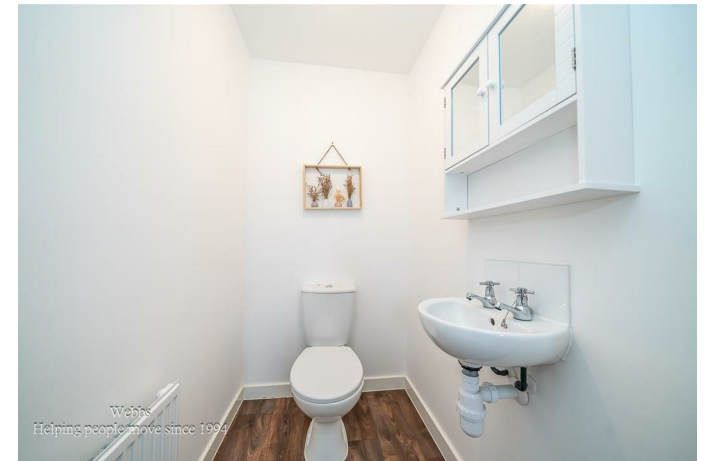
### Family Bathroom

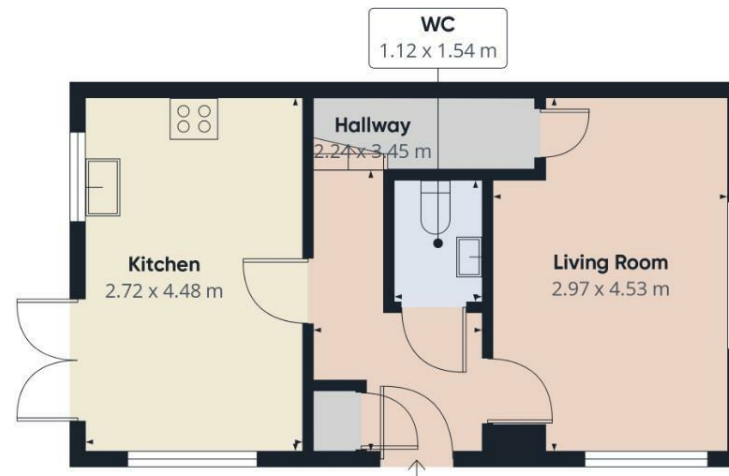
6'11" x 5'5" (2.11m x 1.67m)

### Identification Checks B

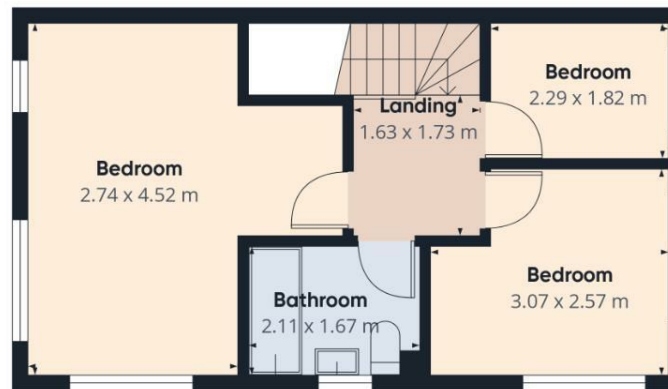
### Agents Notes







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
67.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
88	A	88	A
85	B	85	B
82	C	82	C
79	D	79	D
76	E	76	E
73	F	73	F
70	G	70	G

EU Directive 2002/91/EC

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

