Alder Crescent | Walsall | WS5 4LQ

Offers Over £280,000

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Summary

** THREE BEDROOM END TERRACE FAMILY HOME ** GENEROUS CORNER PLOT ** REAR GARAGE AND PARKING ** SPACE TO ACCOMMODATE MOTORHOME/CARAVAN ** GROUND FLOOR GUEST WC ** FIRST FLOOR BATHROOM ** CONSERVATORY **EXCELLENT FAMILY/FIRST TIME PUCHASE **

Situated on a generous corner plot, this attractive three bedroom end terrace property offers well proportioned family accommodation together with an impressive amount of off road parking and useful outdoor space. The property is ideally suited to first time buyers and families, particularly those requiring ample vehicle storage and flexibility.

The accommodation begins with an entrance hallway leading into a comfortable living room, which continues through to a bright and versatile conservatory overlooking the rear garden. The kitchen is complemented by a useful utility/dining area, providing additional practical and entertaining space, while a convenient ground floor WC completes the downstairs accommodation.

To the first floor are three good sized bedrooms, offering excellent flexibility for family living, guests or home working. The property also benefits from a family bathroom and a separate WC, providing

Key Features

- THREE BEDROOM END TERRACE FAMILY HOME
- AMPLE FRONT DRIVEWAY
- SPACIOUS LIVING ROOM
- KITCHEN & UTILITY/DINING AREA
- FIRST FLOOR BATHROOM
- GENEROUS CORNER PLOT
- REAR GARAGE AND SPACE TO ACCOMMODATE MOTORHOME/CARAVAN
- CONSERVATORY
- GROUND FLOOR GUEST WC
- **SOLAR PANELS**

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM
18'3" x 10'9" (5.57m x 3.30m)

CONSERVATORY
12'0" x 11'3" (3.68m x 3.45m)

KITCHEN
11'9" x 10'2" (3.60m x 3.10m)

DINING/UTILITY
8'4" x 7'6" (2.55m x 2.30m)

GROUND FLOOR GUEST WC

FIRST FLOOR LANDING

MASTER BEDROOM
14'1"/10'11" x 10'4" (4.31m/3.34m x 3.15m)

BEDROOM TWO
10'0" x 8'7" (3.05m x 2.63m)

BEDROOM THREE
8'0" x 7'9" (2.46m x 2.37m)

BATHROOM WITH SEPARATE SHOWER CUBICLE

SEPARATE WC

REAR GARAGE/STORE
16'8" x 15'3" (5.09m x 4.67m)

SOLAR PANELS

Identification Checks

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Approximate total area(1)

87.9 m²

(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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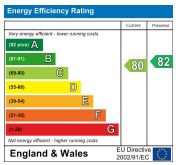

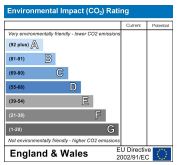

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