



Chapel Avenue | Walsall | WS8 7NT

Offers In The Region Of £290,000

 **Webbs**  
estate agents

## Summary

**\*\*THREE BEDROOM EXTENDED SEMI DETACHED HOUSE\*\*NEWLY SOUND PROOFED OUTBUILDING WITH POWER AND LIGHTS\*\*TWO RECEPTION ROOMS\*\*GROUND FLOOR GUEST WC AND FIRST FLOOR BATHROOM\*\*CLOSEBY TO CHASEWATER COUNTRY PARK\*\***

This extended three bedroom semi detached home offers generous living space, practical family accommodation and a wonderfully versatile outdoor area.

Ideal for growing families or buyers looking for a property with flexible living arrangements, the home has been thoughtfully extended to the rear, creating spacious reception areas and a larger dining kitchen while still retaining a warm and welcoming feel throughout.

To the front of the property is a comfortable reception/dining room, moving towards the rear, the extended living room provides an impressive and spacious family area, offering plenty of room for seating and everyday living. With views towards the garden, this room creates a lovely social hub within the home and a great place for spending time together.

The extended dining kitchen provides fantastic space for cooking, dining and family gatherings. Fitted with a range of ample units and work surfaces, there is plenty of room for a dining table where family meals or entertaining can take place.

From the kitchen area there is access to a useful side lobby, which in turn leads to a handy store/utility room, the rear garden and a convenient ground floor guest WC, an ideal addition for busy family

## Key Features

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR GUEST WC AND FIRST FLOOR FAMILY BATHROOM
- SHORT WALK TO CHASEWATER COUNTRY PARK
- FANTASTIC FIRST TIME/FAMILY PURCHASE
- QUIET ESTABLISHED LOCATION
- VERSATILE SOUNDPROOF REAR OUTBUILDING WITH POWER AND LIGHTING
- DRIVEWAY FOR VARIOUS VEHICLES
- EXCELLENT ROAD NETWORK LINKS CLOSEBY AND SCHOOLING OF BOTH SECTORS
- SPACIOUS EXTENDED DINING KITCHEN
- CONTACT WEBBS TO VIEW TODAY - 01922 288800!

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### FRONT RECEPTION ROOM

13'0" x 10'11" (3.97m x 3.34m)

### EXTENDED REAR LIVING ROOM

21'7" x 10'9" (6.60m x 3.30m)

### EXTENDED DINING KITCHEN

18'6" x 7'10" (5.66m x 2.39m)

### ENCLOSED SIDE LOBBY

### GROUND FLOOR GUEST WC

### USEFUL UTILITY/STORE ROOM (PREVIOUSLY GARAGE)

14'6" x 7'5" (4.44m x 2.28m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

10'10" x 10'3" (3.32m x 3.13m)

### BEDROOM TWO

11'0" x 10'10" (3.36m x 3.31m)

### BEDROOM THREE

7'6" x 6'6" (2.29m x 1.99m)

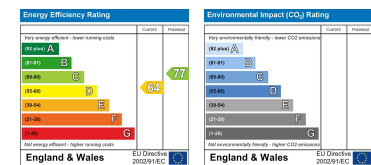
### FIRST FLOOR FAMILY BATHROOM

### Identification Checks





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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