



Webbs

Helping people move since 1994

Yew Tree Road | Walsall | WS4 1RG

Asking Price £240,000

Webbs
estate agents

Summary

**** THREE BEDROOM SEMI DETACHED HOME ** EXCELLENT FIRST TIME BUY OR FAMILY PURCHASE ** SPACIOUS FRONT LIVING ROOM WITH FEATURE ENTERTAINMENT WALL ** GROUND FLOOR GUEST WC ** REFITTED FIRST FLOOR SHOWER ROOM ** SCHOOLING OF BOTH SECTORS CLOSEBY ** REAR GARAGE **VIEWING ESSENTIAL ****

An excellent opportunity for growing families or anyone looking to take their first step onto the property ladder, this three bedroom semi detached home offers well proportioned accommodation throughout, a practical layout designed for modern family living and a generous rear garden, making it a property with plenty to offer. Conveniently located close to a range of local schools, public transport links and everyday amenities, the property combines comfortable living with a well connected location, making it an ideal choice for a variety of purchasers.

The front living room offers a comfortable and inviting space in which to relax, featuring an attractive entertainment wall that creates a contemporary focal point and provides an ideal setting for family evenings or entertaining guests. To the rear, the dining kitchen provides a practical and sociable area for everyday meals and family gatherings, with space to bring cooking and dining together in one convenient setting. An inner lobby leads through to a useful utility area, providing additional practicality for household tasks, alongside a ground floor guest WC, a particularly useful feature for busy

Key Features

- THREE BEDROOMS
 - REAR GARAGE
 - GROUND FLOOR GUEST WC
 - CLOSE TO SCHOOLING OF BOTH SECTORS
 - EXCELLENT FIRST TIME/FAMILY PURCHASE
- SEMI DETACHED FAMILY HOME
 - SPACIOUS FRONT LIVING ROOM WITH FEATURE ENTERTAINMENT WALL
 - REFITTED SHOWER ROOM
 - WELL PLACED TO MAIN ROAD NETWORK LINKS
 - CONTACT WEBBS ALDRIDGE TODAY TO SECURE YOUR VIEWING - 01922 288800!!

Rooms and Dimensions

Entrance Hallway

Living Room

13'6" x 13'6" (4.13m x 4.12m)

Dining Kitchen

13'6" x 10'1" (4.13m x 3.08m)

Inner Lobby/Utility Area

Ground Floor Guest WC

First Floor Landing

Master Bedroom

11'1" x 9'8" (3.40m x 2.95m)

Bedroom Two

10'4" x 9'8" (3.15m x 2.95m)

Bedroom Three

7'5" x 6'9" (2.27m x 2.07m)

First Floor Refitted Shower Room

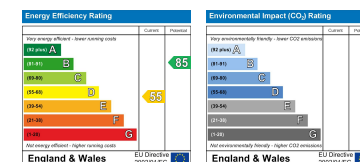
Identification Checks







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.



28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk

Webbs
estate agents