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Meadow Grove | Walsall | WS6 6DH

Offers In The Region Of £239,995



## Summary

\*\* Extended Spacious Home \*\* Quiet Cul-de-Sac \*\* Excellent School Catchment \*\* Viewing Highly Recommended \*\* CHAIN FREE \*\*

This well-proportioned and extended three-bedroom home is ideally positioned in a quiet and sought-after cul-de-sac, benefiting from excellent school catchments, convenient transport links, and easy access to local shops and amenities.

The property briefly comprises a side entrance leading into the kitchen at the front of the property, the extended lounge diner offers a bright and generous living and entertaining space, with double-glazed doors opening out onto the rear garden. Upstairs offers three well-sized bedrooms and a family bathroom. Externally, the home boasts both front and rear gardens, along with a driveway and garage providing ample off-road parking.

Early viewing is strongly advised to fully appreciate the space and value on offer.

## Key Features

- EXTENDED SEMI DETACHED HOME
- QUIET CUL-DE-SAC LOCATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- FAMILY BATHROOM
- VIEWING ADVISED
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- LARGE LOUNGE DINER
- GARAGE AND DRIVEWAY
- CHAIN FREE

## Rooms and Dimensions

### ENTRANCE HALLWAY

### KITCHEN

8'5" x 8'0" (2.583 x 2.450)

### EXTENDED LOUNGE DINER

20'2" x 15'7" (6.152 x 4.765)

### LANDING

### BEDROOM ONE

10'7" (3.244)

### BEDROOM TWO

8'7" x 8'1" (2.629 x 2.478)

### BEDROOM THREE

7'8" x 6'2" (2.337 x 1.892)

### BATHROOM

7'7" x 5'8" (2.334 x 1.736)

### ENCLOSED REAR GARDEN

### GARAGE AND DRIVEWAY

15'5" x 7'3" (4.72m x 2.23m)

### IDENTIFICATION CHECKS - C

**Draft Details Awaiting Vendor Approval**





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>
150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>
175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>
200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>
225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>
250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>

England & Wales EU Directive 2002/91/EC