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**Lothians Road | Pelsall, Walsall | WS3 4HE**  
**Offers Over £220,000**

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# Summary

**\*\*THREE BEDROOM SEMI DETACHED HOME\*\*NO ONWARD CHAIN\*\*LOUNGE DINER\*\*FITTED KITCHEN\*\*LARGE GARAGE AND SEPERATE UTILITY ROOM\*\*FITTED BATHROOM\*\*LANDSCAPED REAR GARDEN\*\*DRIVEWAY AND FRONT GARDEN\*\*VIEWING ESSENTIAL\*\***

Nestled in the sought-after area of Lothians Road, Walsall, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property is conveniently located near a variety of local amenities, including shops, schools, and transport links, ensuring that everything you need is just a stone's throw away. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious hall. The heart of the home is the generous through lounge diner, perfect for both relaxation and entertaining. Adjacent to this area is a well-equipped fitted kitchen, which features a door leading directly into the garage, providing added convenience. At the rear of the garage, you will find a practical utility room, along with a door that opens into the garden, making laundry days a breeze. The first floor boasts three ample bedrooms, each offering a comfortable retreat for rest and relaxation. The fitted bathroom is also located on this level, providing essential facilities for the household. Outside, the property features a private and enclosed rear garden, ideal for enjoying the outdoors. The garden includes a paved patio area, perfect for al fresco dining, alongside a well-maintained lawn

# Key Features

- THREE BEDROOM SEMI DETACHED HOME
- LOUNGE DINER
- LANDSCAPED FRONT AND REAR GARDEN
- THREE GENEROUS BEDROMS
- VIEWING ESSENTIAL
- LARGE GARAGE/WORKSHOP
- FITTED KITCHEN SEPERATE UTILITY ROOM
- DRIVEWAY TO THE FRONT
- POPULAR RESIDENTIAL ESTATE
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# Rooms and Dimensions

## Entrance Porch

## Hall

## Lounge Diner

20'10" x 11'0" (6.367m x 3.361m)

## Kitchen

7'6" x 8'8" (2.307m x 2.654m)

## Garage

26'5" x 7'9" (8.059m x 2.366m)

## Utility Room

8'0" x 7'11" (2.439m x 2.434m)

## First Floor Landing

## Bedroom One

10'5" x 10'3" (3.179m x 3.139m)

## Bedroom Two

10'9" x 9'4" (3.292m x 2.852m)

## Bedroom Three

6'3" x 5'10" (1.926m x 1.785m)

## Family Bathroom

6'4" x 5'10" (1.935m x 1.795m)

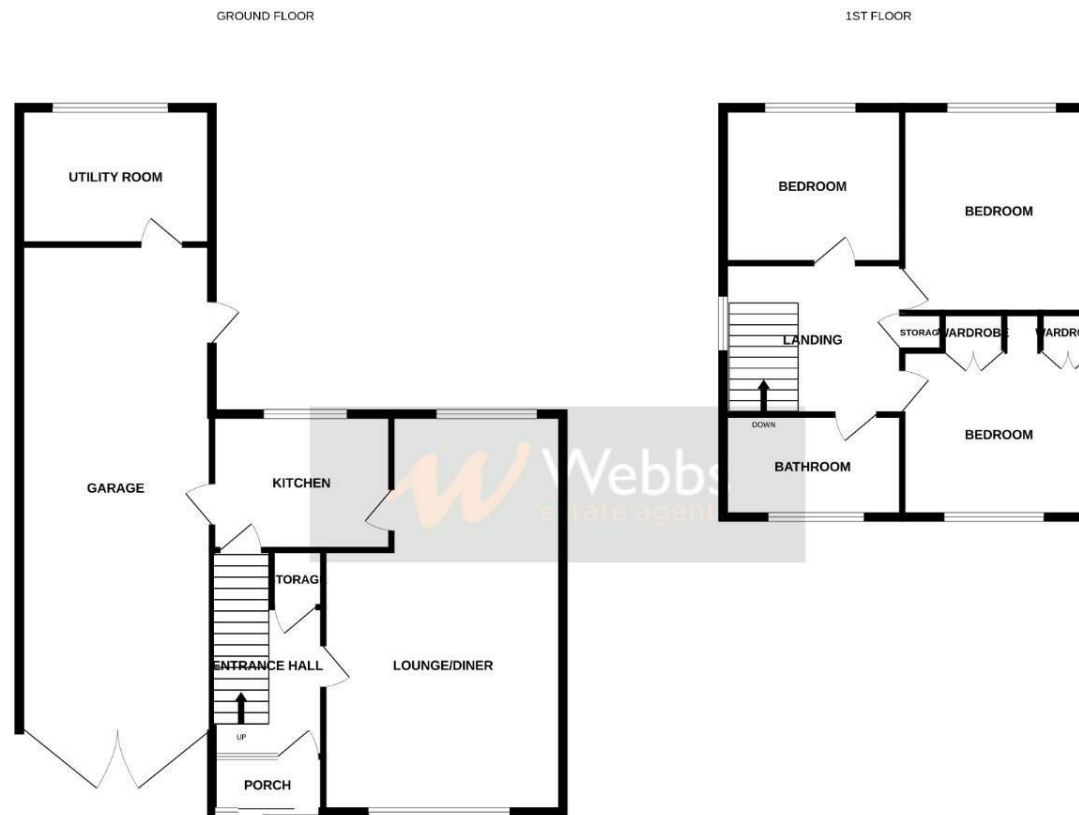
## Agents Note

## Identification Checks B



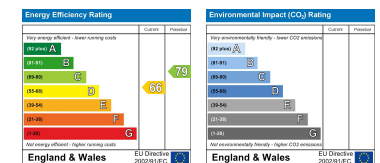






Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, 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.



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