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Harvest Grove | Walsall | WS3 3JY
Offers Over £300,000

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Summary

****FOUR BEDROOMS**KITCHEN DINER**CONSERVATORY TO THE REAR**PARTIALY CONVERTED GARAGE WITH STORAGE AREA**LANDSCAPED GARDEN**DECEPTIVLEY SPACIOUS**CUL-DE-SAC**VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this deceptively spacious four-bedroom townhouse, nestled in a tranquil cul-de-sac in Harvest Grove, Walsall. This charming property offers a perfect blend of comfort and convenience, with easy access to the high street and a variety of local amenities. Upon arrival, you are greeted by a well-maintained lawned garden, complemented by a driveway and a garage situated to the side. The entrance hall welcomes you into the home, featuring a convenient guest WC. The modern fitted kitchen diner is ideal for family meals and entertaining, while the spacious lounge, enhanced by a conservatory, provides a lovely view of the rear garden. The first floor boasts three generous bedrooms, perfect for family living, along with a family bathroom. Ascending to the second floor, you will find the master suite, which includes a bedroom, a dressing area, and an ensuite bathroom, offering a private retreat. The rear garden is a true highlight, featuring a landscaped design with a paved patio, lush lawn, and attractive borders, creating an inviting outdoor space for relaxation and gatherings. The garage has

Key Features

- DECEPTIVLEY SPACIOUS FOUR BEDROOM HOME
- CONSERVATORY TO THE REAR
- LANDSCAPED REAR GARDEN
- PERFECT FAMILY HOME
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

- MODERN FITTED KITCHEN DINER
- DRIVE AND GARAGE
- ACROSS THREE FLOORS
- VIEWING ESSENTIAL

Rooms and Dimensions

Entrance Hall

Guest WC

kitchen Diner

17'3" x 8'2" (5.28m x 2.51m)

Lounge

15'3" x 16'2" (4.65m x 4.93m)

Conservatory

First Floor Landing

Bedroom Two

15'3" x 9'1" (4.67m x 2.77m)

Bedroom Three

12'9" x 8'3" (3.89m x 2.54m)

Bedroom Four

9'6" x 6'7" (2.92m x 2.01m)

Family Bathroom

Second Floor

Mater Bedroom

13'6" x 11'3" (4.14m x 3.45m)

Dressing Area

9'1" x 8'0" (2.79m x 2.46m)

En Suite

Garage

Identification Checks B







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 ₂) Rating	
Current	Potential	Current	Potential
Key average energy efficiency - lower energy costs 44.00 A 10.00 B 39.00 C 34.00 D 29.00 E 24.00 F 19.00 G		Key environmental impact - lower CO ₂ emissions 161.00 B 161.00 B 161.00 B 161.00 B 161.00 B 161.00 B 161.00 B	
Not a standardised rating - subject to change England & Wales EU Directive 2002/91/EC		Not a standardised rating - subject to change England & Wales EU Directive 2002/91/EC	

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

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