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**Westbourne Avenue | Walsall | WS6 7DH**

**£260,000**



## Summary

In the highly sought-after location of Westbourne Avenue, this charming semi-detached house presents an excellent opportunity for families and professionals alike. With three generous bedrooms, this property offers ample space for comfortable living.

In brief consisting of an entrance porch and hallway that leads to a modern kitchen a spacious lounge diner offering a great living space, and which seamlessly flows into a bright conservatory, ideal for enjoying the garden views throughout the seasons.

The three well-proportioned bedrooms ensure that everyone has their own personal space, while the family bathroom completes the first-floor accommodation.

Outside, the mature enclosed rear garden offers a tranquil retreat, the property benefits from a single integral garage and a driveway, providing ample off-road parking.

Situated in a location renowned for its excellent schools and transport links, this home is perfectly positioned for families and commuters alike. Early viewing is essential to avoid disappointment, as properties in this desirable area are highly sought after. Don't miss the chance to make this lovely house your new home.

## Key Features

- HIGHLY SOUGHT AFTER LOCATION
- LARGE LOUNGE DINER
- MATURE REAR GARDEN
- MODERN KITCHEN
- INTEGRAL SINGLE GARAGE
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CONSERVATORY
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

### MODERN KITCHEN

9'7" x 8'6" (2.922 x 2.596)

### SPACIOUS LOUNGE DINER

15'8" x 11'6" (4.797 x 3.506)

### CONSERVATORY

15'10" x 8'9" (4.836 x 2.668)

### LANDING

### BEDROOM ONE

15'7" x 11'6" (4.762 x 3.529)

### BEDROOM TWO

10'4" x 8'7" (3.159 x 2.632)

### BEDROOM THREE

10'3" x 7'4" (3.148 x 2.237)

### FAMILY BATHROOM

6'6" x 5'7" (1.998 x 1.712)

### ENCLOSED MATURE REAR GARDEN

### INTEGRAL GARAGE

16'2" x 9'7" (4.936 x 2.935)

### FRONT DRIVEWAY

### IDENTIFICATION CHECKS - C







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 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency: 74 (G) Potential: 67 (G)		Environmental Impact: 105.54 (G) Potential: 105.54 (G)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	