



Webbs

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Newhome Way | Walsall | WS3 1JH
£270,000

W Webbs
estate agents

Summary

** THREE STOREY LINK DETACHED HOUSE ** 3 FIRST FLOOR BEDROOMS ** SECOND FLOOR DOUBLE BEDROOM WITH EN SUITE ** THROUGH HALLWAY ** OPEN PLAN LOUNGE / DINER ** CONSERVATORY ** KITCHEN ** GUEST WC ** FAMILY BATHROOM ** DRIVEWAY PARKING ** GARAGE ** ENCLOSED REAR GARDEN ** EARLY VIEWING ADVISED **

Webbs Estate Agents are delighted to offer for sale this three storey, 4 bedroom link detached house that is close to schools and amenities in a popular residential area close to Walsall. With a driveway, garage and enclosed rear garden. The ground floor begins with a through hallway leading to a guest wc, stairs to upper floors, kitchen, living room and onwards to the conservatory. On the first floor, there are three bedrooms and a family bathroom, with a further double bedroom with en suite on the second floor. To the rear there is an enclosed rear garden and to the front driveway parking and a garage. This home offers a flexible layout for spacious family living. Early viewing is highly recommended to fully appreciate all it has to offer!

Key Features

- LINK DETACHED FAMILY HOME
- HALLWAY, WC
- LIVING ROOM
- 3 FIRST FLOOR BEDROOMS, BATHROOM
- PARKING & GARAGE
- 3 STOREY
- KITCHEN
- CONSERVATORY
- SECOND FLOOR MASTER SUITE
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

4'3" x 3'7" (1.3 x 1.11)

KITCHEN

8'1" x 9'1" (2.47 x 2.77)

LIVING ROOM

12'2" x 13'1" (3.71 x 4)

CONSERVATORY

12'8" x 9'0" (3.87 x 2.75)

FIRST FLOOR LANDING

BEDROOM ONE

12'2" x 6'5" (3.72 x 1.98)

BEDROOM TWO

8'3" x 15'1" (2.53 x 4.6)

BEDROOM THREE

12'3" x 6'8" (3.74 x 2.05)

FAMILY BATHROOM

4'10" x 6'7" (1.48 x 2.02)

SECOND FLOOR LANDING

MASTER BEDROOM

18'3" x 12'3" (5.57 x 3.74)

EN SUITE SHOWER ROOM

7'11" x 9'10" (2.42 x 3.02)

OUTSIDE

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Band A	81		Band A		
Band B	C		Band B	C	
Band C	D		Band C	D	
Band D	E		Band D	E	
Band E	F		Band E	F	
Band F	G		Band F	G	
All energy efficient - lower running costs			All energy efficient - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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