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Lydford Road | Walsall | WS3 3NT

Asking Price £430,000

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estate agents

Summary

****FOUR BEDROOM DETACHED**DRIVE AND TANDEM GARAGE**GENEROUS CORNER PLOT**TWO RECEPTION ROOMS**LANDSCAPED REAR GARDEN**VIEWING ESSENTIAL****

Welcome to this beautifully improved and extended detached home located on Lydford Road in Walsall. Nestled in a popular residential area, this property is just a stone's throw away from local amenities, including shops, schools, and excellent transport links, making it an ideal choice for families and professionals alike.

As you approach the house, you will find a generous corner plot featuring a driveway and a wrap-around lawn, providing ample outdoor space. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen diner, perfect for family meals and entertaining. Adjacent to the kitchen is a separate dining room that overlooks the tranquil rear garden, allowing for a delightful dining experience.

The stunning lounge is a highlight of the home, complete with a modern media wall that creates a stylish focal point. For added convenience, there is a guest WC located off the lounge, ensuring practicality for both residents and visitors.

On the first floor, you will discover four spacious bedrooms, each offering comfort and versatility, along with a family bathroom that caters to the needs of the household. Additionally, the property boasts

Key Features

- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- GENEROUS CORNER PLOT
- LANDSCAPED REAR GARDENS
- VIEWING ESSENTIAL
- KITCHEN DINER
- DRIVE AND TANDEM GARAGE
- PERFECT FAMILY HOME
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Agents Note

Premium Conveyancing (B)

Entrance Hall

Guest WC

Kitchen Diner

15'8" x 9'8" (4.79m x 2.95m)

Dining Room

17'3" x 9'8" (5.26m x 2.95m)

Lounge

15'4" x 19'3" (4.69m x 5.87m)

Garage

34'2" x 8'1" (10.42m x 2.47m)

First Floor Landing

Bedroom One

15'7" x 10'11" (4.75m x 3.33m)

Bedroom Two

13'3" x 9'6" (4.06m x 2.92m)

Bedroom Three

8'8" x 9'6" (2.65m x 2.91m)

Bedroom Four

7'9" x 8'8" (2.37m x 2.66m)

Family Bathroom

8'6" x 5'8" (2.61m x 1.74m)

Identification Checks B





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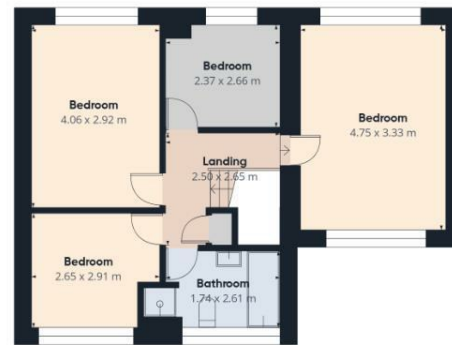
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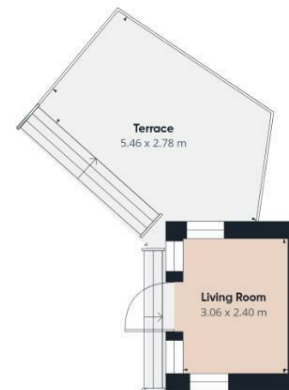
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
145.4 m²
Balconies and terraces
19.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 ₂) Rating | |
|--------------------------|------|--|------|
| Score | Band | Score | Band |
| 105-120 | A | 105-120 | A |
| 80-105 | B | 80-105 | B |
| 55-80 | C | 55-80 | C |
| 30-55 | D | 30-55 | D |
| 10-30 | E | 10-30 | E |
| 1-10 | F | 1-10 | F |
| 0-1 | G | 0-1 | G |

Energy Efficiency Rating: 71 (Band E)
 Environmental Impact (CO₂) Rating: 71 (Band E)

England & Wales EU Directive 2002/91/EC
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