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**Berryfields | Walsall | WS9 0EE**  
**£375,000**

**Webbs**  
estate agents

## Summary

\*\* VERY WELL PRESENTED & MAINTAINED \*\* TRADITIONAL SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* LIVING ROOM \*\* DINING ROOM / CONSERVATORY \*\* KITCHEN \*\* STORAGE / HOBBY ROOM \*\* PORCH AND ENTRANCE HALL \*\* FAMILY BATHROOM \*\* AMPLE DRIVEWAY PARKING \*\* POTENTIAL TO EXTEND STPP \*\* SUPERB LOCATION \*\* CALL NOW FOR EARLY VIEWING \*\*

Webbs Estate Agents are delighted to offer for sale this family home in a very popular residential area, this beautifully maintained three-bedroom semi detached house offers spacious and versatile living. The ground floor features a bright and welcoming hallway, lounge, dining room into conservatory, kitchen and a hobby room (from converted garage space). Upstairs, there are three bedrooms and a family bathroom. There is a very good size private enclosed rear garden offering both a lawn and paved patio area. The property also benefits from driveway parking. This superbly presented home combines comfort, charm, and convenience in a highly desirable location. Call Webbs to secure your viewing today!!!!

## Key Features

- SUPERB LOCATION
- GOOD SIZE REAR GARDEN
- LARGE FAMILY BATHROOM
- DINING ROOM & CONSERVATORY
- HOBBY ROOM (SECTIONED GARAGE)
- SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- LIVING ROOM
- BREAKFAST KITCHEN
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE PORCH

### THROUGH HALLWAY

### LIVING ROOM

10'11" x 12'10" (3.33 x 3.92)

### DINING ROOM / CONSERVATORY

21'1" x 10'11" (6.45 x 3.35)

### HOBBY ROOM

7'2" x 12'7" (2.19 x 3.85)

### BREAKFAST KITCHEN

13'10" x 10'6" (4.23 x 3.22)

### FIRST FLOOR LANDING

### BEDROOM ONE

12'9" x 10'10" (3.91 x 3.31)

### BEDROOM TWO

14'1" x 7'4" (4.30 x 2.26)

### BEDROOM THREE

9'0" x 10'11" (2.76 x 3.34)

### FAMILY BATHROOM

5'11" x 11'3" (1.81 x 3.44)

### 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 <sub>2</sub> ) Rating	
		Current	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	71	76
201-210	201-210		
211-220	C		
221-240	D		
241-260	E		
261-280	F		
281-300	G		
All energy efficient - higher running costs	All energy efficient - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		
England & Wales	EU Directive 2002/91/EC		