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**Simmonds Road | Walsall | WS3 3PU**

**£300,000**

 **Webbs**  
estate agents

# Summary

\*\* SEMI DETACHED HOUSE \*\* POPULAR LOCATION \*\* WELL MAINTAINED AND IMPROVED \*\* INTERNAL VIEWING ADVISED \*\* THREE BEDROOMS \*\* FITTED KITCHEN \*\* LOUNGE \*\* DINER \*\* SEPARATE GUEST WC \*\* DRIVEWAY AND GARDEN \*\* PART CONVERTED GARAGE \*\* PRIVATE REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS AND AMENITIES \*\*

Webbs Estate Agents have pleasure in offering this semi detached home having been improved and maintained to a high standard throughout. The property is situated in a popular and sought after convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Porch, hallway, Living Room, Diner, modern kitchen and a guest WC. The first floor landing leads to three bedrooms and a modern bathroom. Externally there is a driveway, a part garage for storage and an enclosed garden to the rear. For a viewing call us on 01922 288800.

# Key Features

- POPULAR RESIDENTIAL LOCATION
- 3 BEDROOMS
- DINING ROOM
- SEPARATE WC
- STORAGE / PART GARAGE
- SEMI DETACHED FAMILY HOME
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- EARLY VIEWING ADVISED

# Rooms and Dimensions

## ENTRANCE PORCH

## HALLWAY

## LIVING ROOM

14'10" x 11'8" (4.53 x 3.56)

## DINING ROOM

8'8" x 9'11" (2.65 x 3.04)

## KITCHEN

9'11" x 13'4" max (3.03 x 4.07 max)

## WC

## FIRST FLOOR LANDING

## BEDROOM ONE

10'5" x 14'11" (3.18 x 4.56)

## BEDROOM TWO

10'0" x 10'0" (3.05 x 3.05)

## BEDROOM THREE

9'6" x 7'2" (2.91 x 2.2)

## FAMILY BATHROOM

5'4" x 7'5" (1.65 x 2.28)

## OUTSIDE

## Identification Checks





