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**Bentley Lane | Walsall | WS2 8ST**  
Asking Price £170,000





## Summary

**\*\*TWO BEDROOM END OF TERRACE HOME\*\***\*\*TWO RECEPTION ROOMS\*\***\*\*MODERN FITTED KITCHEN\*\***\*\*TWO DOUBLE BEDROOMS\*\***\*\*LANDSCAPED REAR GARDEN\*\***\*\*POPULAR LOCATION\*\***\*\*PERFECT FIRST TIME BUY OR INVESTMENT\*\***\*\*VIEWING ESSENTIAL\*\*****************

Nestled on Bentley Lane in Walsall, this charming mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property has been thoughtfully improved and boasts a welcoming atmosphere throughout.

Upon entering, you will find a spacious reception room that flows seamlessly into a second reception area, providing ample space for relaxation and entertaining. The modern fitted kitchen is well-equipped, making it a delightful space for culinary pursuits.

The first floor features two generously sized double bedrooms, perfect for restful nights and personal retreats. A fitted bathroom completes this level, ensuring convenience for all residents.

Outside, the property offers an enclosed landscaped rear garden, ideal for enjoying the outdoors or hosting gatherings. Additionally, there is an outdoor WC, adding to the practicality of the home.

Situated in a highly sought-after location, this property is conveniently close to local amenities, including shops, schools, and excellent transport links. This delightful home is not to be missed and is sure to attract interest. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home on Bentley Lane is a wonderful choice.

## Key Features

- TWO BEDROOM END OF TERRACE
- MODERN FITTED KITCHEN
- FITTED BATHROOM
- HIGHLY POPULAR LOCATION
- LANDSCAPED REAR GARDEN
- TWO RECEPTION ROOMS
- WC
- PERFECT FIRST TIME BUY OR INVESTMENT
- VIEWING RECOMMENDED
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399!!!

## Rooms and Dimensions

### Lounge

11'4" x 12'2" (3.460m x 3.730m)

### Dining Room

12'2" x 11'4" (3.730m x 3.469m)

### Kitchen

13'9" x 6'3" (4.197m x 1.927m)

### First Floor Landing

### Bedroom One

11'4" x 12'5" (3.464m x 3.787m)

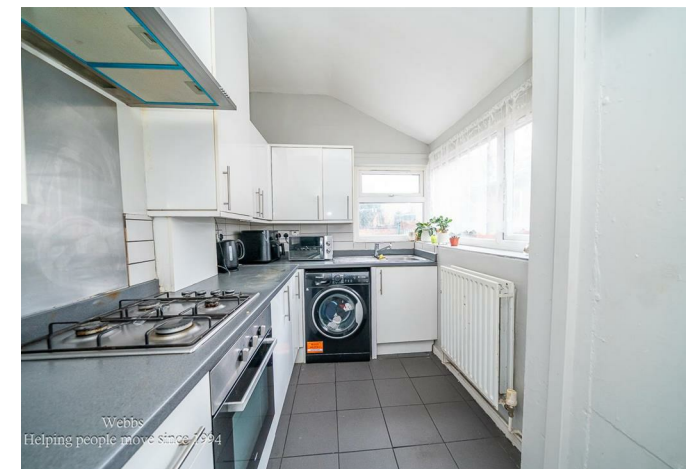
### Bedroom Two

12'2" x 8'4" (3.730m x 2.553m)

### Family Bathroom

6'7" x 5'10" (2.012m x 1.797m)

### Identification Checks B







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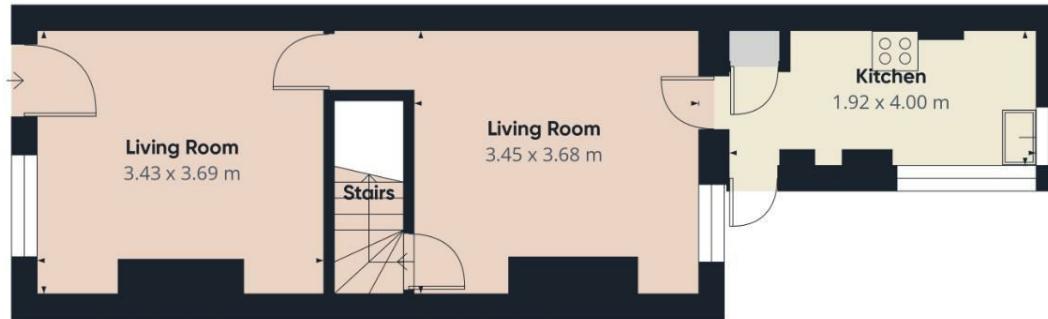
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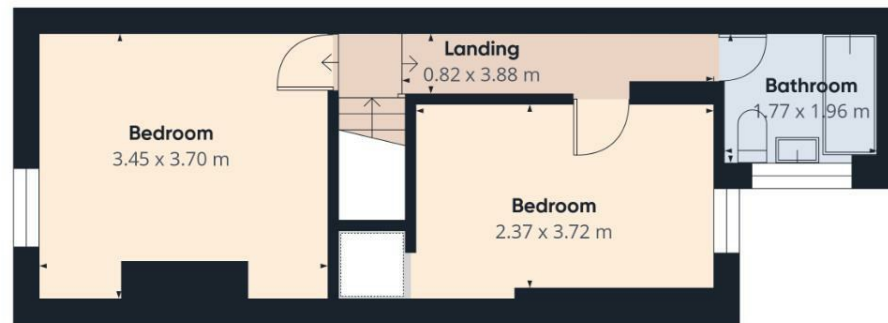
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
63.3 m<sup>2</sup>

(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.

GIRAFFE 360

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	Potential	Current	Potential
105.00	105.00	10.00	10.00
105.40	105.40	10.50	10.50
105.80	105.80	11.00	11.00
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106.60	106.60	12.00	12.00
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