



Alumwell Road | Walsall | WS2 9XE

Asking Price £220,000

 **Webbs**
estate agents

Summary

****THREE BEDROOMS**POTENTIAL TO EXTENDED FURTHER STPP**CONSERVATORY TO THE REAR**LANDSCAPED GARDEN**FITTED KITCHEN**FITTED BATHROOM**NO CHAIN**VIEWING ESSENTIAL**PERFECT FIRST TIME BUY****

Welcome to this charming semi-detached house located on the desirable Alumwell Road in Walsall. This spacious three-bedroom family home offers a perfect blend of comfort and practicality, making it an ideal choice for families or those seeking extra space.

As you approach the property, you will be greeted by a paved and walled driveway, providing ample off-road parking. The entrance porch leads you into a welcoming hall that sets the tone for the rest of the home. The generous lounge is perfect for relaxation and family gatherings, while the kitchen diner offers a delightful space for cooking and enjoying meals together. Additionally, there is a convenient guest WC on the ground floor, enhancing the functionality of the home.

The first floor boasts three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is also located on this level, providing essential amenities for the household.

Key Features

- THREE BEDROOM SEMI DETACHED HOME
- GUEST WC
- BLOCK PAVED FRONT
- DECEPTIVELY SPACIOUS THROUGHOUT
- VIEWING ESSENTIAL
- CONSERVATORY TO THE REAR
- NO CHAIN
- LANDSCAPED REAR GARDEN
- KITCHEN DINER
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Porch

Hall

Lounge

13'5" x 13'2" (4.108m x 4.022m)

Kitchen Diner

13'11" x 7'6" (4.254m x 2.306m)

Conservatory

14'0" x 8'6" (4.288m x 2.596m)

Guest WC

4'11" x 1'3" (1.517m x 0.386m)

First Floor Landing

Bedroom One

10'11" x 9'10" (3.333m x 3.007m)

Bedroom Two

11'0" x 7'10" (3.355m x 2.392m)

Bedroom Three

7'10" x 7'0" (2.407m x 2.138m)

Family Bathroom

5'7" x 6'6", 1282'9" (1.723m x 2,391m)

Identification Checks B

Agents Note







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	Potential	Current	Potential
100-150	100-150	100-150	100-150
150-200	150-200	150-200	150-200
200-250	200-250	200-250	200-250
250-300	250-300	250-300	250-300
300-350	300-350	300-350	300-350
350-400	350-400	350-400	350-400
400-450	400-450	400-450	400-450
450-500	450-500	450-500	450-500
500-550	500-550	500-550	500-550
550-600	550-600	550-600	550-600
600-650	600-650	600-650	600-650
650-700	650-700	650-700	650-700
700-750	700-750	700-750	700-750
750-800	750-800	750-800	750-800
800-850	800-850	800-850	800-850
850-900	850-900	850-900	850-900
900-950	900-950	900-950	900-950
950-1000	950-1000	950-1000	950-1000
1000-1050	1000-1050	1000-1050	1000-1050
1050-1100	1050-1100	1050-1100	1050-1100
1100-1150	1100-1150	1100-1150	1100-1150
1150-1200	1150-1200	1150-1200	1150-1200
1200-1250	1200-1250	1200-1250	1200-1250
1250-1300	1250-1300	1250-1300	1250-1300
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1700-1750	1700-1750	1700-1750	1700-1750
1750-1800	1750-1800	1750-1800	1750-1800
1800-1850	1800-1850	1800-1850	1800-1850
1850-1900	1850-1900	1850-1900	1850-1900
1900-1950	1900-1950	1900-1950	1900-1950
1950-2000	1950-2000	1950-1950	1950-1950

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