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Water Reed Grove | Walsall | WS2 7AE

Asking Price £294,000



Summary

OPEN HOUSE SATURDAY 16TH MAY -- PLEASE CALL FOR TIMES ON 01922 663399MODERN THREE BEDROOMS DETACHED**KITCHEN DINER**GUEST WC**DRIVEWAY**GENEROUS CORNER PLOT**EN SUITE TO MASTER BEDROOM**POPULAR RESIDENTIAL LOCATION**VIEWING ESSENTIAL**

Welcome to this charming three-bedroom detached house located on Water Reed Grove in Walsall. Nestled on a generous corner plot, this property is ideally situated close to local amenities, making it a perfect choice for families seeking convenience and comfort.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a spacious and modern fitted kitchen diner. This delightful space features patio doors that open onto the rear garden, allowing for a seamless flow between indoor and outdoor living. The dual aspect lounge is bright and airy, providing a perfect setting for relaxation and family gatherings. Additionally, there is a convenient guest WC on the ground floor.

Moving to the first floor, you will find three generously sized bedrooms, each offering ample space for personalisation. The master bedroom benefits from an en-suite bathroom, providing a private retreat for the homeowners. A modern fitted family bathroom serves the other two bedrooms, ensuring comfort for all family members.

Key Features

- THREE BEDROOM
- LARGE MODERN FITTED KITCHEN DINER
- EN SUITE TO MASTER BEDROOMS
- MODERN THROUGHOUT
- VIEWING ESSENTIAL
- DETACHED FAMILY HOME
- GUEST WC
- GENEROUS CORNER PLOT
- PRIVATE AND ENCLOSED REAR GARDEN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Hall

7'7" x 8'3" (2.32m x 2.52m)

Guest WC

4'7" x 3'4" (1.40m x 1.02m)

Kitchen Diner

17'5" x 10'7" (5.31m x 3.25m)

Lounge

17'6" x 9'10" (5.34m x 3.02m)

First Floor Landing

Bedroom One

10'2" x 10'2" (3.12m x 3.10m)

En Suite

6'11" x 5'4" (2.12m x 1.64m)

Bedroom Two

10'3" x 9'4" (3.14m x 2.86m)

Bedroom Three

11'5" x 6'11" (3.48m x 2.12m)

Family Bathroom

7'10" x 5'5" (2.41m x 1.67m)

Identification Checks B





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating scale (A-G) with a green arrow pointing to 82.		Environmental Impact (CO ₂) Rating scale (A-G) with a green arrow pointing to B.	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	