



Webbs

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Leigh Road | Walsall | WS4 2DS

Offers In Excess Of £375,000

 Webbs
estate agents

Summary

** SEMI DETACHED FAMILY HOME ** LARGE REAR GARDEN ** SOUGHT AFTER RESIDENTIAL AREA ** GREAT COMMUTER LINKS ** CLOSE TO LOCAL NATURE RESERVE ** 3 DOUBLE BEDROOMS ** LIVING ROOM ** VERY SPACIOUS KITCHEN / DINER ** WC & SHOWER ROOM ** FAMILY BATHROOM ** DRIVEWAY PARKING ** EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES ** EARLY VIEWING ADVISED ** CLOSE TO LOCAL NATURE RESERVE ** IDEAL FOR EXTENSION STPP

Webbs Estate Agents are proud to bring to the market this very well presented spacious 3 bedroom semi detached family home with a large rear garden in a very popular residential area. The property has a living room, very spacious kitchen/diner, WC with shower, 3 first floor double bedrooms and a family bathroom. Outside there is driveway parking to the front with a very good size enclosed garden to the rear. EARLY VIEWING IS RECOMMENDED. To arrange a viewing or for further details please contact our Aldridge branch on 01922 288800

Key Features

- SEMI DETACHED HOME
- PARKING TO THE FRONT
- CLOSE TO LOCAL NATURE RESERVE
- 3 DOUBLE BEDROOMS
- VERY LONG REAR GARDEN
- VERY WELL PRESENTED
- THROUGH HALLWAY
- SPACIOUS KITCHEN / DINER
- FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM

15'1" x 13'0" (4.6 x 3.97)

KITCHEN / DINER

23'10" x 14'11" (7.27 x 4.55)

WC / SHOWER ROOM

4'11" x 7'3" (1.52 x 2.21)

FIRST FLOOR LANDING

BEDROOM ONE

13'1" x 12'0" (3.99 x 3.68)

BEDROOM TWO

15'2" x 12'0" (4.63 x 3.66)

BEDROOM THREE

11'5" x 9'6" (3.49 x 2.9)

FAMILY BATHROOM

8'2" x 6'5" (2.5 x 1.96)

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 ₂) Rating	
Score	Band	Score	Band
100-125	A	100-125	A
75-100	B	75-100	B
50-75	C	50-75	C
25-50	D	25-50	D
10-25	E	10-25	E
1-10	F	1-10	F
0-1	G	0-1	G

EU Directive 2002/91/EC