



Castle Road | Walsall | WS9 9BY  
Offers In The Region Of £300,000



## Summary

**\*\*THREE BEDROOMS\*\*STUNNING OPEN FIELD VIEWS TO THE REAR\*\*NO CHAIN\*\*CONSERVATORY\*\*ATTACHED SIDE GARAGE\*\*EXCELLENT FAMILY/FIRST TIME PURCHASE\*\*FIRST FLOOR SHOWER ROOM AND GROUND FLOOR GUEST WC\*\***

Nestled on the charming Castle Road in Walsall, this traditional three bedroom semi detached house offers a delightful blend of comfort and practicality and is a home ready to make your own and to enjoy for many year to come. Being sold with NO UPWARD CHAIN... step inside to an inviting entrance porch and hallway that leads into a spacious through lounge diner, perfect for both relaxation and entertaining. The property also features a conservatory, which provides a lovely space to enjoy the garden views throughout the seasons.

The fitted kitchen is well equipped, making meal preparation a pleasure. Additionally, the garage includes a utility area and a convenient guest WC, enhancing the functionality of the home. On the first floor, you will find three generously sized bedrooms, each offering ample space for personalisation. The family shower room is also well appointed, ensuring convenience for all residents. Stepping outside, the rear of the property boasts a private garden. This tranquil outdoor space features well maintained lawns, a patio area for al fresco dining and mature shrubs that add to the charm.

## Key Features

- EXCELLENT FIRST TIME/FAMILY PURCHASE
- THROUGH LOUNGE DINER & CONSERVATORY
- THREE BEDROOMS
- FIRST FLOOR SHOWER ROOM
- READY TO MAKE YOUR OWN
- FANTASTIC VIEWS TO REAR OVERLOOKING FIELDS
- ATTACHED SIDE GARAGE WITH WC AND UTILITY AREA
- NO CHAIN
- WELL PLACED TO EXCELLENT SCHOOLS AND ROAD NETWORK LINKS TO LICHFIELD AND BIRMINGHAM
- CALL WEBBS TODAY - 01922 288800

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LIVING ROOM

10'11" x 13'6" (3.34m x 4.13m)

### DINING AREA

9'11" x 12'3" (3.03m x 3.74m)

### CONSERVATORY

9'7" x 6'10" (2.94m x 2.09m)

### KITCHEN

12'5" x 6'6" (3.81m x 2.0m)

### GARAGE/UTILITY AREA

27'1" x 9'6" (8.26m x 2.9m)

### GROUND FLOOR WC

3'10" x 2'11" (1.19m x 0.91m)

### FIRST FLOOR LANDING

### BEDROOM ONE

10'0" x 12'2" (3.07m x 3.71m)

### BEDROOM TWO

10'10" x 9'3" (3.32m x 2.82m)

### BEDROOM THREE

7'6" x 5'11" (2.3m x 1.81m)

### SHOWER ROOM

### 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 <sub>2</sub> ) Rating	
Score	Band	Score	Band
105-120	A	10-15	A
85-105	B	16-20	B
65-85	C	21-25	C
45-65	D	26-30	D
25-45	E	31-35	E
10-25	F	36-40	F
1-10	G	41-45	G

EU Directive 2002/91/EC

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

