



Webbs

Helping people move since 1994

Fairburn Crescent | Walsall | WS3 4PU

Offers In Excess Of £350,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM DETACHED HOME**TWO RECEPTION ROOMS**REFITTED BREAKFAST KITCHEN**GUEST WC**CONSERVATORY TO THE REAR**THREE GENEROUS BEDROOMS** ENSUITE TO MASTER BEDROOM**PRIVATE AND ENCLOSED REAR GARDEN**DIRECT ACCESS TO WOOD AT REAR**NOT OVERLOOKED TO REAR**NATURE WALKS***
Situating in a highly sought-after area close to all local amenities, scenic lakes, and beautiful nature walks, this extensively extended and much-improved three-bedroom detached home offers spacious, versatile living perfect for modern family life.
The property is set well back from the road, boasting excellent kerb appeal with a well-maintained frontage and a generous driveway providing ample off-road parking. Upon entering through the welcoming porch, you're greeted by a bright entrance hall leading to the main living spaces.
The ground floor features a spacious and airy lounge diner that creates a comfortable setting for both relaxing and entertaining. A convenient guest WC is also located off the hallway. At the heart of the home is a stylish and contemporary breakfast kitchen, complete with a range of modern integrated appliances, ample worktop space, and sleek units. A separate utility room provides additional storage, laundry facilities, and direct internal access to the garage.
A major highlight of the home is the large second lounge, offering additional flexible living space—ideal for a playroom, home office, or family media room. This room flows beautifully into the

Key Features

- THREE BEDROOM DETACHED
- CONSERVATORY TO THE REAR
- UTILITY ROOM
- PRIVATE AND ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- REFITTED BREAKFAST KITCHEN
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM
- POPULAR LOCATION
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

Rooms and Dimensions

Entrance Hall

Guest WC

3'9" x 5'3" (1.159m x 1.609m)

Lounge/ Dining Room

13'6" x 8'6" (4.138m x 2.596m)

Lounge

13'3" x 11'7" (4.063m x 3.541m)

Conservatory

11'7" x 11'7" (3.535m x 3.550m)

Breakfast Kitchen

9'0" x 12'10" (2.759m x 3.931m)

Utility Room

6'10" x 8'4" (2.099m x 2.556m)

Storage Garage

8'4" x 10'1" (2.550m x 3.076m)

First Floor Landing

Bedroom One

11'11" x 10'10" (3.653m x 3.311m)

En Suite Shower Room

7'2" x 4'8" (2.206m x 1.425m)

Bedroom Two

10'10" x 10'0" (3.316m x 3.050m)

Bedroom Three

10'2" x 10'0" (3.115m x 3.049m)

Family Bathroom

8'7" x 7'3" (2.625m x 2.219m)

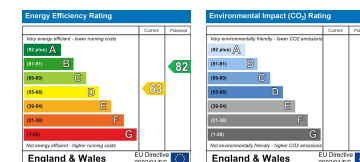
Identification Checks B







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.



212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk