Sunbeam Drive | Walsall | WS6 6LX

Offers In The Region Of £265,000

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Summary

** WELL PRESENTED AND EXTENDED HOME ** SOUGHT AFTER LOCATION ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** LARGE LIVING AREA ** MODERN KITCHEN DINER ** THREE BEDROOMS ** MODERN BATHROOM ** ENCLOSED REAR GARDEN ** GARAGE AT THE REAR ** VIEWING ADVISED **

Webbs Estate Agents are pleased to offer for sale this well-presented and extended three-bedroom home, situated in a popular and convenient location with excellent access to well-regarded schools, transport links, local shops and a range of amenities.**
The property offers spacious and well-proportioned accommodation throughout and briefly comprises an entrance porch and welcoming hallway, a generous lounge with an opening through to the modern kitchen/diner, creating an excellent open-plan space for both everyday living and entertaining.
To the first floor are three bedrooms, along with a modern refitted family bathroom.
Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space with, off-road parking is provided by a driveway to the front, with a garage situated to the rear of the property.
Viewing is highly recommended to fully appreciate the generous proportions, convenient location, and excellent standard of accommodation this property offers.

Key Features

- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- MODERN KITCHEN
- REFITTED FAMILY BATHROOM
- THREE BEDROOMS
- GARAGE AT THE REAR OF THE PROPERTY
- LARGE LIVING SPACE
- ENCLOSED REAR GARDEN
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

SPACIOUS LOUNGE/DINER
22'9" x 13'3" (6.95 x 4.06)

MODERN KITCHEN WITH BREAKFAST ROOM
15'11" x 13'8" (4.86 x 4.17)

LANDING

BEDROOM ONE
11'6" x 8'10" (3.53 x 2.70)

BEDROOM TWO
10'9" x 8'7" (3.30 x 2.64)

BEDROOM THREE
8'7" x 7'3" (2.64 x 2.21)

FAMILY BATHROOM
7'2" x 5'5" (2.20 x 1.66)

ENCLOSED REAR GARDEN

GARAGE AT THE REAR
16'0" x 8'2" (4.89 x 2.49)

FRONT GARDEN AND DRIVEWAY

IDENTIFICATION CHECKS - C

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Approximate total area(1)

75.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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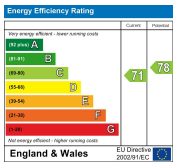

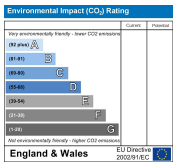

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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