

Victoria Avenue | Walsall | WS3 3EJ

Offers Over £240,000

Webbs estate agents

Summary

THREE BEDROOM DETACHEDIMPROVED THROUGHOUT**MODERN FITTED KITCHEN**MODERN FITTED BATHROOM**POTENTIAL TO EXTEND**POPULAR LOCATION**DECEPTIVLEY SPACIOUS**VIEWING ESSENTIAL**

Webbs Estate Agents are delighted to present this deceptively spacious and improved detached home, situated on Victoria Avenue in Walsall. This property is located in a popular area, conveniently close to a variety of local amenities, including shops, schools, and transport links, making it an ideal choice for families and professionals alike.
As you approach the property, you will find a gravelled driveway that provides ample off-road parking. Upon entering, you are welcomed by an inviting entrance hall that leads to a comfortable lounge, perfect for relaxation. The modern fitted kitchen is a highlight of the home, offering a stylish space for culinary pursuits. Additionally, there is a guest WC for added convenience, and a sun room at the rear that invites natural light and provides a lovely view of the garden.
On the first floor, you will discover three generous bedrooms, each offering a peaceful retreat. The modern fitted bathroom is well-appointed, ensuring comfort for all residents.
The rear garden is a true gem, being both generous and private. It is mainly laid to lawn, providing a perfect space for outdoor activities, while the paved patio area is ideal for al fresco dining or simply enjoying the sunshine.
This property combines modern living with a welcoming atmosphere, making it a wonderful place to call home. We invite you to view this exceptional property and explore all it has to offer.

Key Features

- THREE BEDROOM DETACHED
- DECEPTIVELY SPACIOUS
- MODERN FITTED BATHROOM
- GENEROUS PLOT
- PERFECT FIRST TIME BUY
- IMPROVED THROUGHOUT
- MODERN FITTED KITCHEN
- TURN KEY
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

Rooms and Dimensions

Entrance Hall

Lounge
13'1" x 11'6" (3.99m x 3.53m)

Kitchen
13'10" x 7'6" (4.22m x 2.29m)

Guest WC
4'10" x 2'5" (1.48m x 0.75m)

Sun Room
15'1" x 7'6" (4.60m x 2.31m)

First Floor Landing

Bedroom One
10'1" x 10'8" (3.08m x 3.26m)

Bedroom Two
10'10" x 8'0" (3.32m x 2.45m)

Bedroom Three
7'9" x 8'7" (2.37m x 2.62m)

Family Bathroom
5'11" x 4'10" (1.81m x 1.49m)

Identification Checks B








Sunroom
2.31 x 4.60 m
Kitchen
2.29 x 4.22 m
Living Room
3.99 x 3.53 m
Entry
0.78 x 0.91 m
WC
1.48 x 0.75 m
Ground Floor
Bedroom
3.32 x 2.45 m
Bedroom
3.08 x 3.26 m
Bedroom
2.37 x 2.62 m
Landing
1.80 x 1.00 m
Bathroom
1.49 x 1.81 m
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Approximate total area
64.8 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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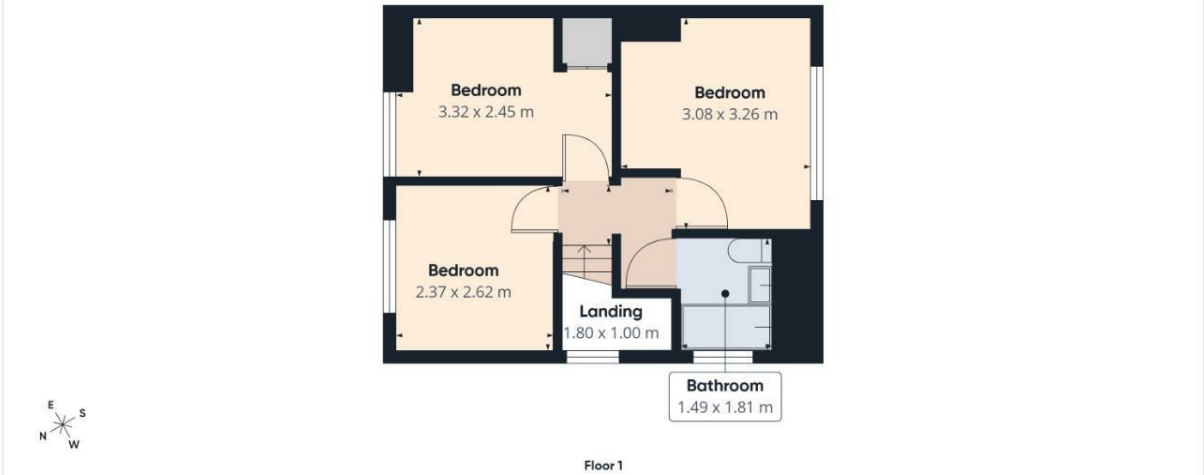

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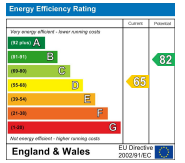
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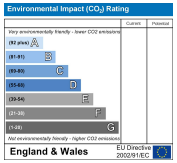
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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