



Pershore Close | Walsall | WS3 2UQ
Asking Price £230,000

W Webbs
estate agents

Summary

THREE BEDROOMSMODERN REFITTED KITCHEN**MODERN REFITTED BATHROOM**DECEPTIVELY SPACIOUS**POPULAR LOCATION**VIEWING ESSENTIAL**PERFECT FIRST TIME BUY**VIEWING ESSENTIAL**

Welcome to this beautifully improved semi-detached house located on Pershore Close in Walsall, a highly sought-after area close to local amenities. This charming property boasts a well-maintained gravelled front garden and a welcoming canopied entrance, setting the tone for what lies within. Upon entering, you are greeted by a spacious entrance hall that leads to a separate lounge, featuring a lovely bay window that allows natural light to flood the room, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the stunning, modern kitchen, which has been thoughtfully refitted to meet contemporary standards, making it perfect for both cooking and entertaining. On the first floor, you will find a modern, refitted bathroom that offers both style and functionality, alongside three generous bedrooms. Each bedroom provides ample space, making it ideal for families or those looking for extra room for guests or a home office.

Key Features

- THREE BEDROOM HOME
- REFITTED BATHROOM
- POPULAR LOCATION
- LANDSCAPED REAR GARDEN
- VIEWING ESSENTIAL
- REFITTED KITCHEN
- FINISHED TO A HIGH STANDARD
- CLOSE TO ALL LOCAL AMENITIES
- PERFECT FIRST TIME BUY
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Hall

6'3" x 4'10" (1.93m x 1.48m)

Living Room

14'9" x 15'5" (4.52m x 4.72m)

Kitchen Diner

19'1" x 9'4" (5.83m x 2.85m)

First Floor Landing

Refitted Bathroom

7'9" x 5'6" (2.38m x 1.68m)

Bedroom One

12'11" x 10'2" (3.94m x 3.10m)

Bedroom Two

10'9" x 9'3" (3.30m x 2.84m)

Bedroom Three

8'2" x 8'7" (2.50m x 2.62m)

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO ₂ emissions		Current
95-100	A	86	95-100	A	86
90-99	B	85	90-99	B	85
85-89	C	84	85-99	C	84
80-84	D	83	80-99	D	83
75-79	E	82	75-99	E	82
70-74	F	81	70-99	F	81
65-69	G	80	70-99	G	80
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC